



2024 Plan Update Supplement Amending 2008 Adopted Plan

FOURTH AMENDMENT TO:

2008 UNION BRIDGE & ENVIRONS COMPREHENSIVE COMMUNITY PLAN, as amended; being a 2024 Plan Update and Supplement thereto, adopted February 24, 2025.

ACKNOWLEDGEMENTS --- for their time and effort

Union Bridge Planning & Zoning Commissioners

Tom Long, Chairman
Logan Grossnickle
Amy Kalin, ex officio
Thomas Marble
Ed Williar

Carroll County Department of Planning & Land Management

GIS Division
Sandra Baber, *GIS Manager*
Corian White, *GIS Analyst*

Bureau of Comprehensive Planning
Mary Lane, *Chief*
Randolph Mitchell, *Planning Technician & Town Liaison*
Kathleen Comber, *GIS Technician*

The Town of Union Bridge

Dawn Metcalf, *Clerk-Treasurer & Planning Commission Administrative Secretary*
John Maguire and Mandi Porter, *Town Attorneys*
Edmund R. Cueman, *Town Planning Consultant*

Adjoining Jurisdictions

Carroll and Frederick Counties; participants in the 60 Day Review process.

State of Maryland
Maryland Department of Planning

THE TOWN OF UNION BRIDGE
FOURTH AMENDMENT TO 2008
UNION BRIDGE & ENVIRONS COMMUNITY COMPREHENSIVE PLAN

Planning Commission Resolution No. 05-2024

WHEREAS, the Planning and Zoning Commission of the Town of Union Bridge in the course of exercising its planning function under MD. CODE ANN, LAND USE ARTICLE has decided to amend the **2008 Union Bridge & Environs Community Comprehensive Plan** (hereinafter referred to as the "Plan") with updated map revisions, explanatory text, demographic data, inclusion of a Housing Element and recommended implementation measures as required by State Law, and being the Fourth Amendment of the "Plan"; and

WHEREAS, an attested copy of the proposed Fourth Amendment in the form approved by the Commission, and signed by the Chairman of the Commission, is attached hereto as Exhibit "A" and is hereinafter referred to as the "Amendment"); and

WHEREAS, a draft of the proposed Amendment was duly circulated for sixty (60) day review, and public hearing was held October 17, 2024 on the Amendment in accordance with LAND USE ARTICLE, §3-203(b) and (c); and

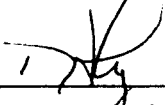
WHEREAS, upon consideration of the record concerning this proposed Amendment and all comments and observations relating thereto, the Union Bridge Planning and Zoning Commission after due deliberation and consideration has concluded that the adoption of this Amendment by the Mayor and Town Council of Union Bridge is appropriate and in the best interest of the Town.

NOW, THEREFORE.. BE IT RESOLVED, by the Commission that:

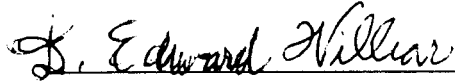
1. The Amendment is approved to be a revision of the 2008 Union Bridge & Environs Community Comprehensive Plan and is hereby certified to the Union Bridge Town Council for adoption:
2. Any recommendations or comments on the Amendment have been attached hereto: and
3. The procedural and notification requirements of MD CODE ANN., LAND USE ARTICLE, §3-203 have been complied with.

ADOPTED this 19 day of December, 2024.

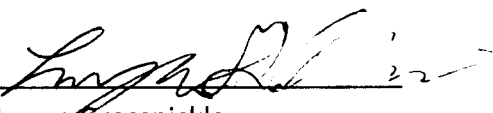
PLANNING AND ZONING COMMISSIONERS:



Thomas Long, Chairman



Ed Williar



Logan Grossnickle

Tom Marble



Amy Kalin, ex officio

THE TOWN OF UNION BRIDGE
RESOLUTION NO. 01-2025
ADOPTION OF FOURTH AMENDMENT TO COMPREHENSIVE PLAN

WHEREAS, MD CODE ANN., LAND USE ARTICLE, §3-201, et seq. provides for the adoption and periodic revision of a comprehensive plan by municipalities in the State of Maryland; and

WHEREAS, The Town of Union Bridge duly adopted the Union Bridge & Environs Community Comprehensive Plan (the "Comprehensive Plan") on July 28, 2008, a First Amendment thereto on December 21, 2009; a Second Amendment thereto on April 26, 2010; a Third Amendment by the addition of the Town's Growth Tier Map on August 25, 2014 and the Planning and Zoning Commission now recommends a fourth amendment thereto being a 2024 update and supplement consisting of map revisions, text, demographic data and inclusion of a Housing element; and

WHEREAS, Union Bridge Planning and Zoning Commission held a public hearing on October 17, 2024 concerning the proposed fourth amendment to the Comprehensive Plan which was duly advertised; and

WHEREAS, by Resolution No. 05-2024 the Union Bridge Planning and Zoning Commission formally recommended for approval to the Mayor and Town Council the subject fourth amendment to the 2008 Comprehensive Plan; and

WHEREAS, the Union Bridge Planning and Zoning Commission has certified the subject fourth amendment to the Comprehensive Plan to the Mayor and Town Council for The Town of Union Bridge and has provided copies of any comments received by it as part of the review and public hearing process as mandated by MD CODE ANN., LAND USE ARTICLE, §3-203; and

WHEREAS, the Mayor and Town Council have examined the proposed fourth amendment in the context of the 2008 Comprehensive Plan, the recommendation of the Union Bridge Planning and Zoning Commission, the recommendations of any jurisdiction providing comments on the proposed amendment and the comments arising out of the review and public hearing process and have determined after due consideration that the adoption of the proposed amendment to the Comprehensive Plan as advised by the Planning and Zoning Commission is in the best interests of The Town of Union Bridge and will serve to promote the health, safety and general welfare of the Town.

NOW, THEREFORE, in consideration of the foregoing it is, by the Town Council for The Town of Union Bridge, hereby:

RESOLVED, pursuant to MD CODE ANN., LAND USE ARTICLE, §3-205, that the 2024 Fourth Amendment to the Comprehensive Plan ("Fourth Amendment") in the form recommended by Planning Commission Resolution No. 05-2024 is hereby adopted as an amendment to the 2008 Union Bridge & Environs Community Comprehensive Plan and is hereby added to update and supplement said Plan.

INTRODUCED THIS 27th DAY OF January, 2025

Dawn Metcalfe
DAWN METCALFE, Clerk-Treasurer

PASSED THIS 24th DAY OF February, 2025

Perry L. Jones, Jr.
PERRY L. JONES, Jr., Mayor

APPROVED AS TO LEGAL
SUFFICIENCY

HOLLMAN, MAGUIRE, LUZURIAGA
& PORTER, CHARTERED,
TOWN ATTORNEYS

By: Mandi M. Porter
Mandi M. Porter

2024 Town Plan* Review

Union Bridge Planning & Zoning Commission

The Town of Union Bridge, Maryland

***Union Bridge & Environs Community Comprehensive Plan**

adopted July 2008, as amended.

Fourth Amendment: Certified to Council by _____, Chairman

Thomas Long

Date: _____

Union Bridge Planning and Zoning Commission

SYNOPSIS

The Town of Union Bridge adopted the ***Union Bridge & Environs Community Comprehensive Plan***, in July 2008; amending the **Plan** in 2009, 2010 and 2014.

In September 2023, the Town Planning Commission announced (gave public notice) of its intention to review and revise the **Plan** as determined necessary with a goal to complete its review within twelve months.

Maryland's **2009 Twelve** Visions, Carroll County's **2014** Vision & **Master Plan** Goals, and The Town of Union Bridge's Vision and Goals as set forth in the **2008 Plan**, as amended, are affirmed. Currently however, the Commission has under consideration certain revisions and updates to the Town **Plan**, given changed circumstances and the passage of time. Specifically: 1.) Inward adjustments to the Town's "*Growth Area Boundary*" thereby altering current "*municipal growth areas*" (located beyond Town corporate limits) and related planned water and sewer service area adjustments which need to be consistent; 2) George Street Extended, currently a planned major street, slated to be deleted from the Plan as a result of construction of the Locust Wetland stormwater management facility and the adjacent future site for a new Wastewater Treatment Plant; 3.) Md. Rt. 77 extension slated to be deleted in State Highway Needs Inventory (HNI) 4.) alignment refinements of the planned Union Bridge Road (500' +/- link) extension to junction at North Main Street at MD Rt. 75, which remains critically important as a planned major street connection; 5.) the update revisions of all **Plan Maps** (save Map 1), where applicable to reflect known changes or the revisions under consideration as part of the **2024 Town Plan review**; 6.) inclusion of a "*Housing Element*" in the **Plan**, required by the State; and 7.) inclusion of selected demographic and social data reported by the 2020 U.S. Census as part of **2024 Plan** update.

PROCESS:

The Planning Commission is seeking to release **Plan** revisions under consideration into a 60 day review period by State agencies and adjoining jurisdictions in August; and, at the end of this period holding a public hearing on same in October; thereafter, making final adjustments before acting to approve a Plan Amendment to the **2008 Union Bridge & Environs Community Comprehensive Plan**, along with any implementing measures, and recommend same for adoption by the Mayor and Town Council.

PLAN REVISIONS

Inward adjustment of Growth Area Boundary and resultant reduction of designated “municipal growth area”.

Geographic areas removed from the designated “municipal growth area” include: 1) most all of what is known as Mount Pleasant Farm located adjacent to and west of Town, and three small parcels of land along the east side of Bucher John Rd. at the junction of Main Rd: and, 2) land in the **south-east quadrant** of the Town’s environs located east of Quaker Hill Rd. along the Shepherds Mill Rd. corridor and south of Green Valley Rd. (Md. Rt. 75). Map 1 entitled Union Bridge & Environs 1990 Land Use Designations portrays the original Growth Area Boundary which is currently the same today, except for land designated as Agricultural on Map 1, which land was removed by the 2008 Plan. Map 6 portrays the adjusted Growth Area Boundary and the resultant land remaining in the “municipal growth area” as part of this 2024 Plan Review.

Rational:

While a substantial amount of undeveloped land lies within the corporate limits of Union Bridge the exiting WWTP built in 1962, now 62 years old is nearly at capacity with 35+- taps remaining. Various factors have combined to stall the potential for modest population growth in Union Bridge, as U.S. Census figures for the last seven decades would indicate. The single biggest factor however, has been the challenge to arrange for construction of a new WWTP with the capacity needed to provide a realistic opportunity for orderly development and the Town’s viability going forward. Development of the undeveloped annexed land areas --Jackson Ridge 184 d.u.; Villages 504 d.u. and Citizens UB Solar industrial district, will be contingent on construction of a new Wastewater Treatment Plant to accommodate not only sewage flows generated by the current Town residents, but flows from the development of these annexed lands which when fully developed, could more than double the current Town population.

Likewise, development of these undeveloped annexed land areas above will also be contingent on development of potable well water (as allocated and permitted by the State) and tied to the Town’s water system.

Mount Pleasant, a 200+- acre farm, is on the Maryland Inventory of Historic Properties and adjoins a critical mass of permanently preserved farmland. Land removed from the “municipal growth area” (which requires public utility water and sewer services and annexation), would enable the bulk of this farm to be eligible to participate in the County’s agricultural land preservation program. This farm has historically formed the western edge of Town. As such, the farm could continue to be the asset it has been all along.

Southeast Quadrant:

In the ***south-east quadrant*** referenced above, land along the south side of Green Valley Rd. (Md. Rt. 75) and along Ladiesburg Rd. appropriately designated “Conservation” and zoned “Conservation”, is not land the Town would expect to annex and service with public water and sewer, even assuming the Town had the ability to do so. In the midst of this conservation district is another historic property known as ***Hard Lodging*** which is also on the Maryland Inventory of Historic Properties.

The balance of land in the south-east quadrant to be removed from the “municipal growth area” is zoned **Light Industrial (I-1)** by the County. While appropriately zoned, its inclusion in the Town’s *municipal growth area* presumes development of the land would require annexation, and provision of public water and sewer service which is not possible at this time. Further, by its removal from the “municipal growth area”, it would be free to develop with permitted industrial uses subject to applicable Environmental Health Department requirements for individual water and sewage disposal, and county zoning. Again, Map 1 entitled Union Bridge & Environs 1990 Land Use Designations portrays the original Growth Area Boundary which is currently the same today, except for the land designated on Map 1 as Agricultural, which was removed by the adopted 2008 Plan. Map 6 portrays the adjusted Growth Area Boundary location and the resultant land remaining in the “municipal growth area” as part of this 2024 Plan Review. Map 9, Union Bridge Water Service Area and Map 10 Union Bridge Sewer Service Area portray the corresponding Water and Sewer Service Areas Categories and facilities given the adjusted Growth Area Boundary as part of the 2024 Town Plan update, (as does Map 18, the Tier Map). Maps 9 and 10 are to be included in the **Spring 2025** Amendment of the Carroll County Water & Sewer Master Plan as well as in this Plan update.

As for “I & I” efforts, CCTV screening and smoke testing has been completed by GHD, Town Engineers with findings to be contained in a forthcoming Preliminary Engineering Report for Town consideration.

Planned Major Streets*: Realignments, Extensions, Deletions & Additions

George Street Extended: (Delete from Plan; see synopsis)

Md. Rt. 77 Extension (Delete from Plan; see synopsis)

Union Bridge Rd. (500’ +- Link/extension to North Main at Md Rt. 75) alignment refinement.

Jackson Ridge planned collector street (no change)

*(See **most any** Map; # 2 – 8 and 11-16)

2024 Plan Map Revisions, Annotations & Updates

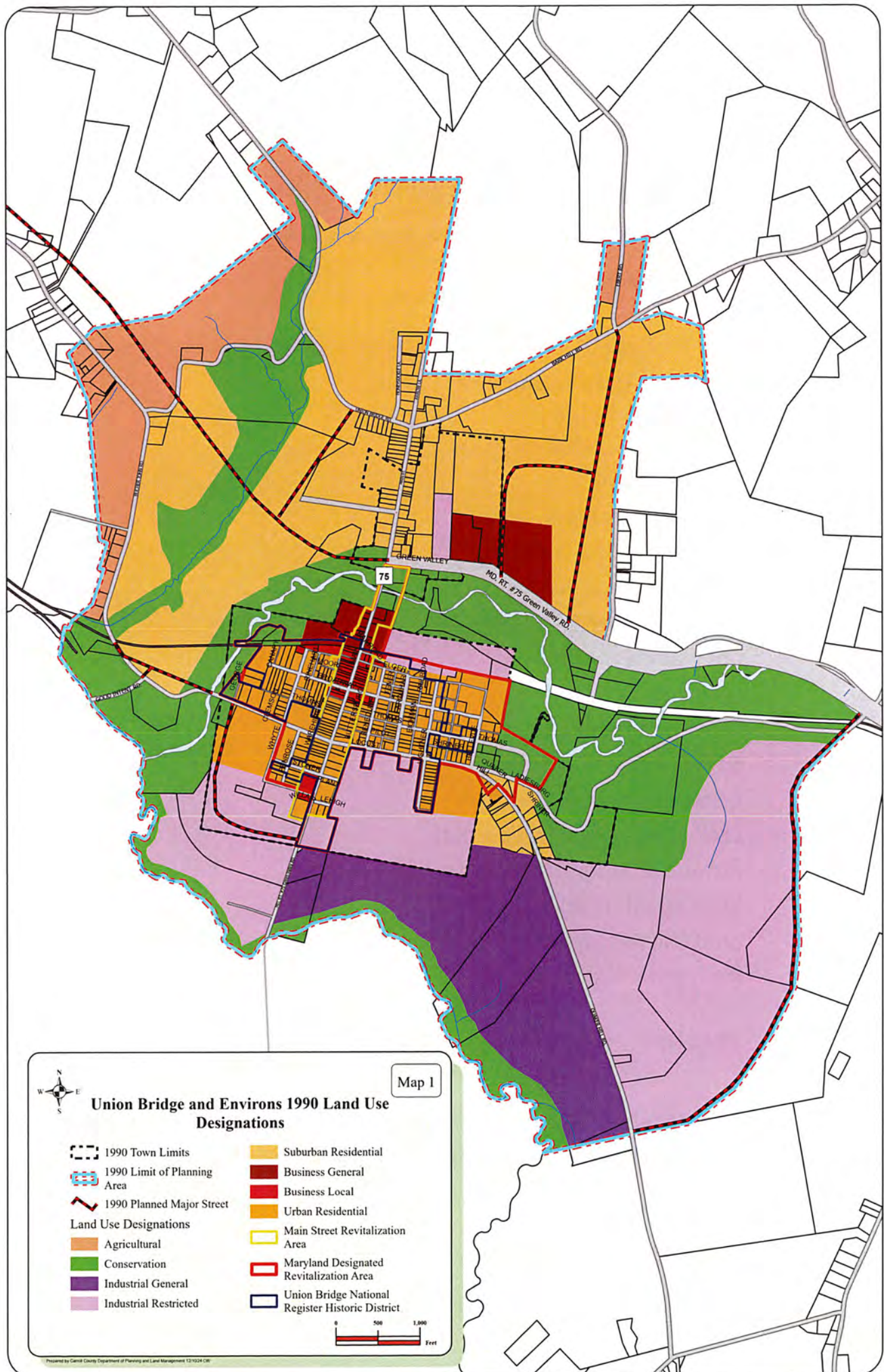
(see map index below and maps which follow)

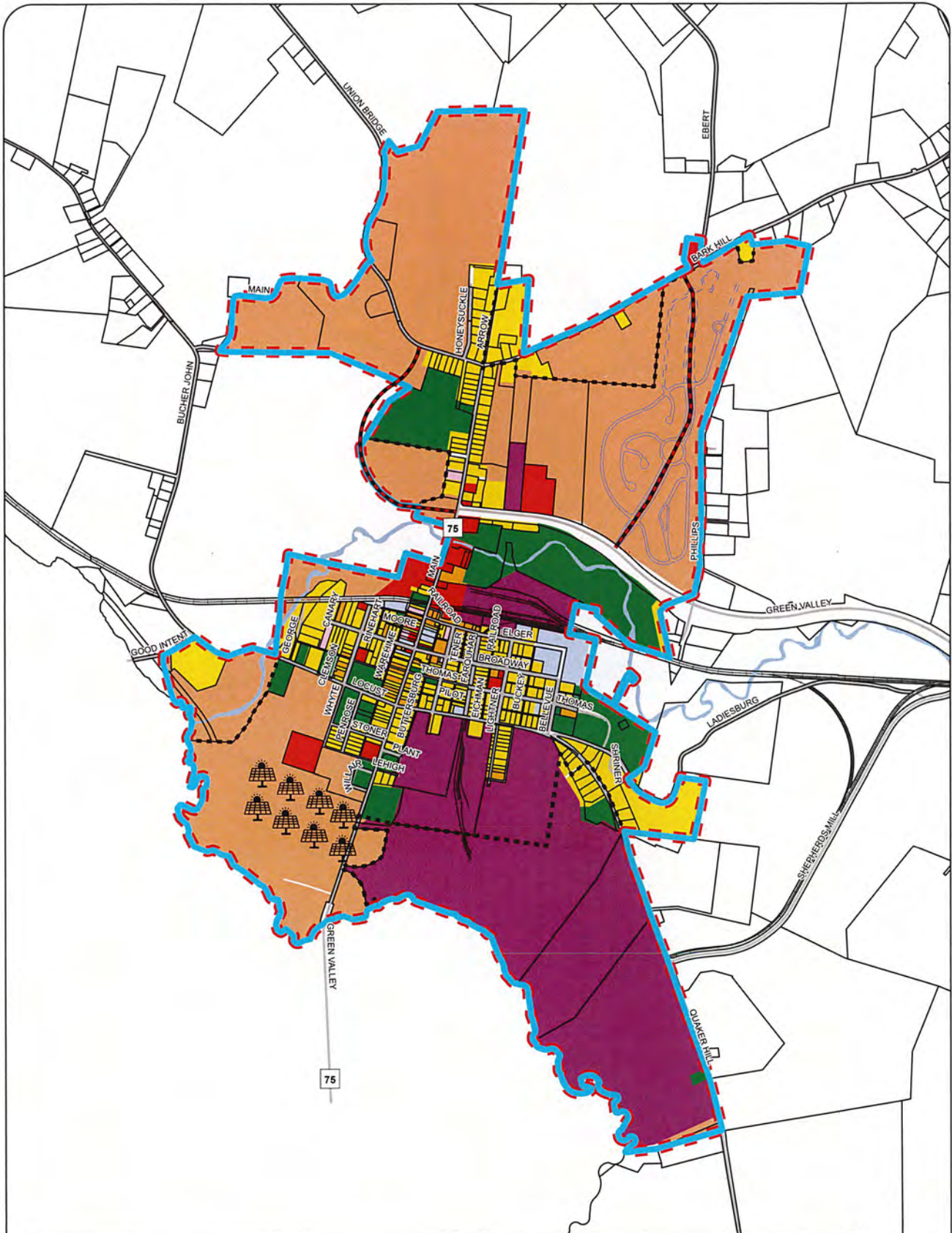
MAP INDEX

MAP #

1	1990 Land Use Designations
2	Existing Use of Land
3	Publically Owned Land
4	Current Zoning
4a	Proposed Zoning
5	Priority Funding Areas
6	Municipal Growth Area
7	Parks and Local Circulation
8	Community Facilites
9	Water Service Areas
10	Sewer Service Areas
11	Environmental Resources
12	Mineral Resource Overlay Areas
13	Land Preservation (properties)
14	Historic & Cultural Resources
15	Main Street Revitalization Area
16	Land Use Designations & Comprehensive Plan (see annotated changes & also map 4a above)
17	-----
18	Tier Map

Note: All Maps are updated/revised to reflect most recently annexed land, relocation inward of "Designated Growth Area Boundary" and resultant contraction of ***municipal growth area***.





Union Bridge and Environs Existing Use of Land

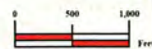
- Town Limits
- Growth Area Boundary
- Planned Major Streets
- Commercial Solar Panels

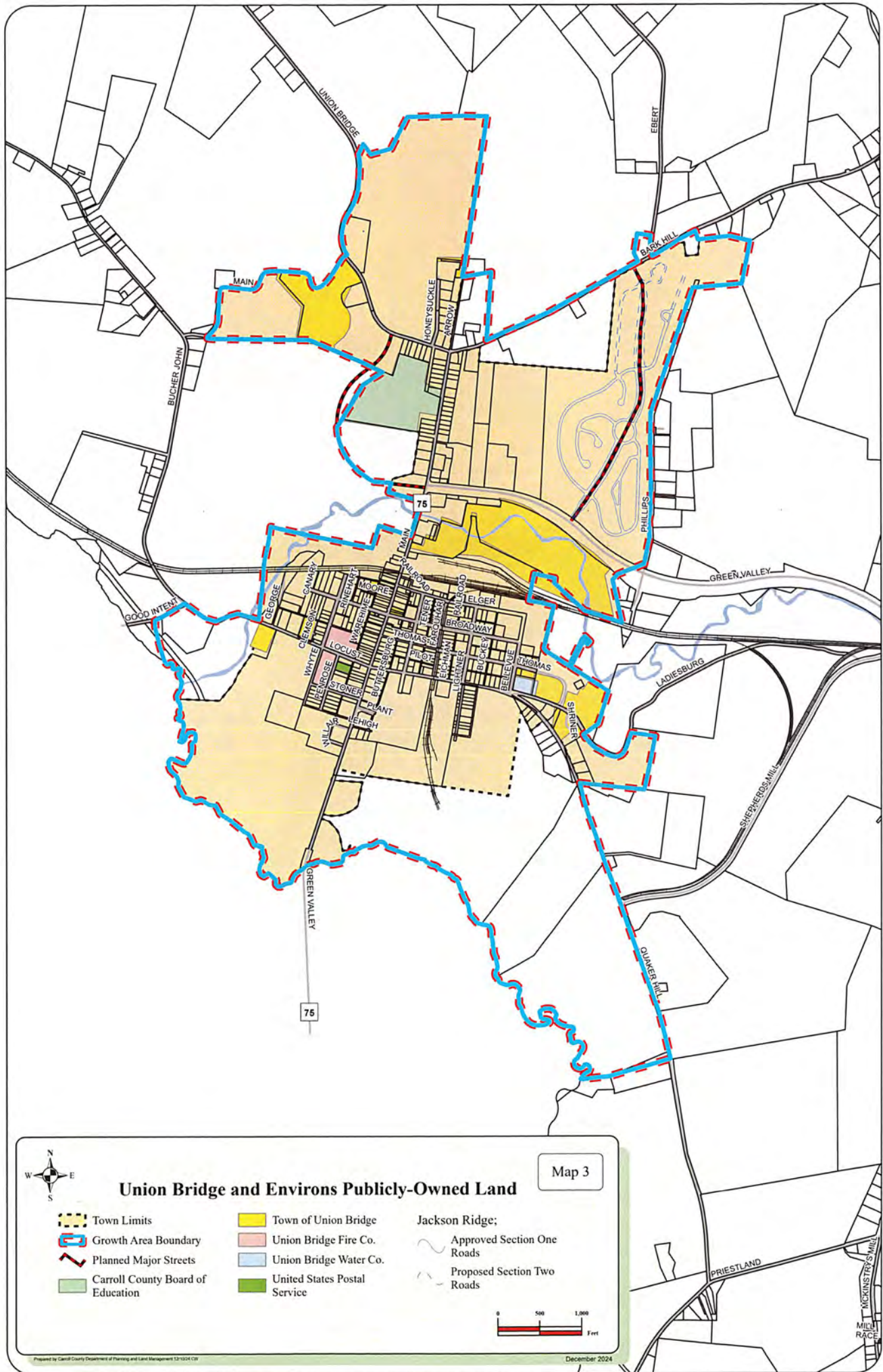
- Jackson Ridge;
- Approved Section One Roads
 - Proposed Section Two Roads

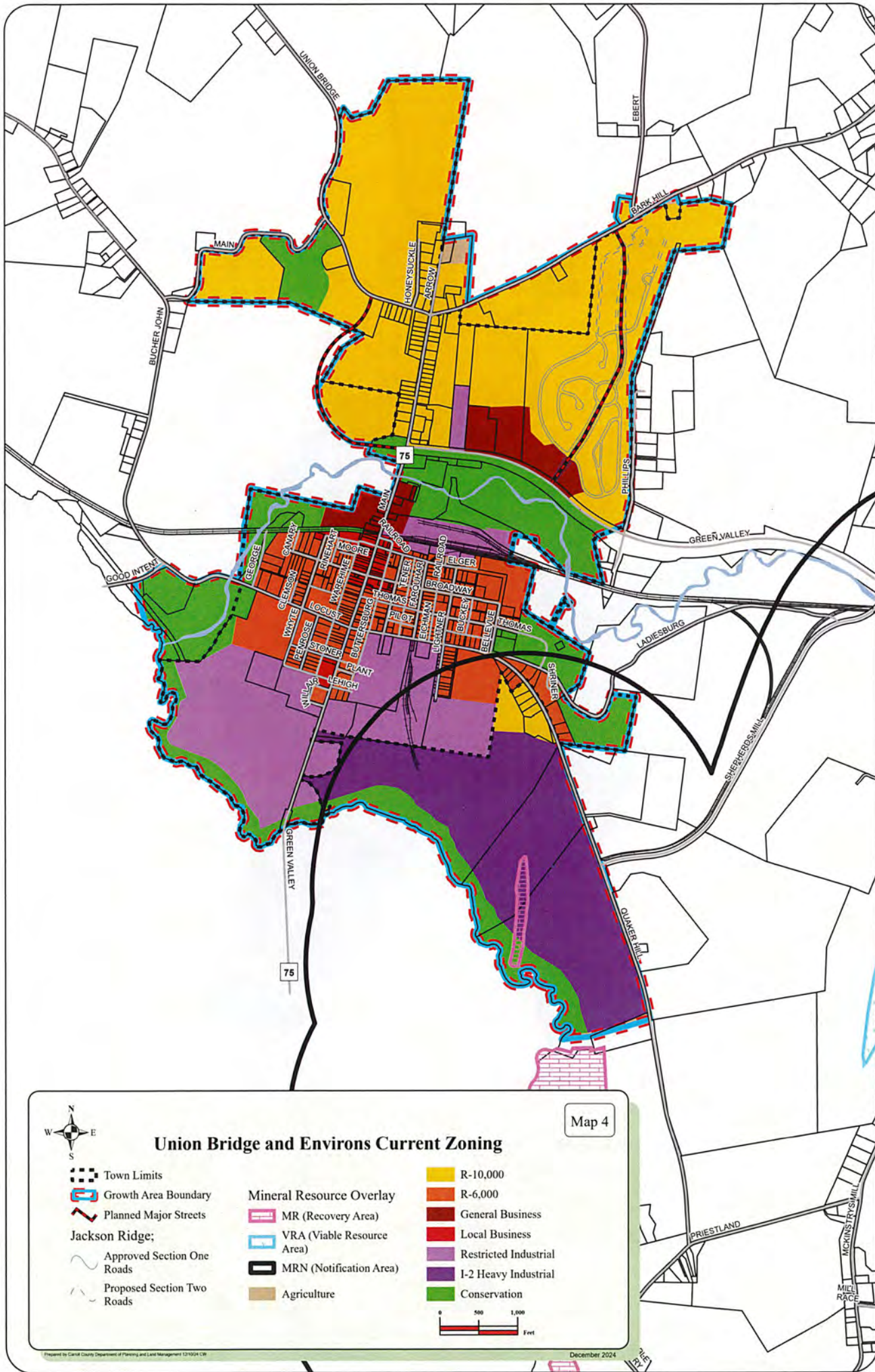
- Single Family Residential
- Multi Family
- Mixed Use
- Vacant

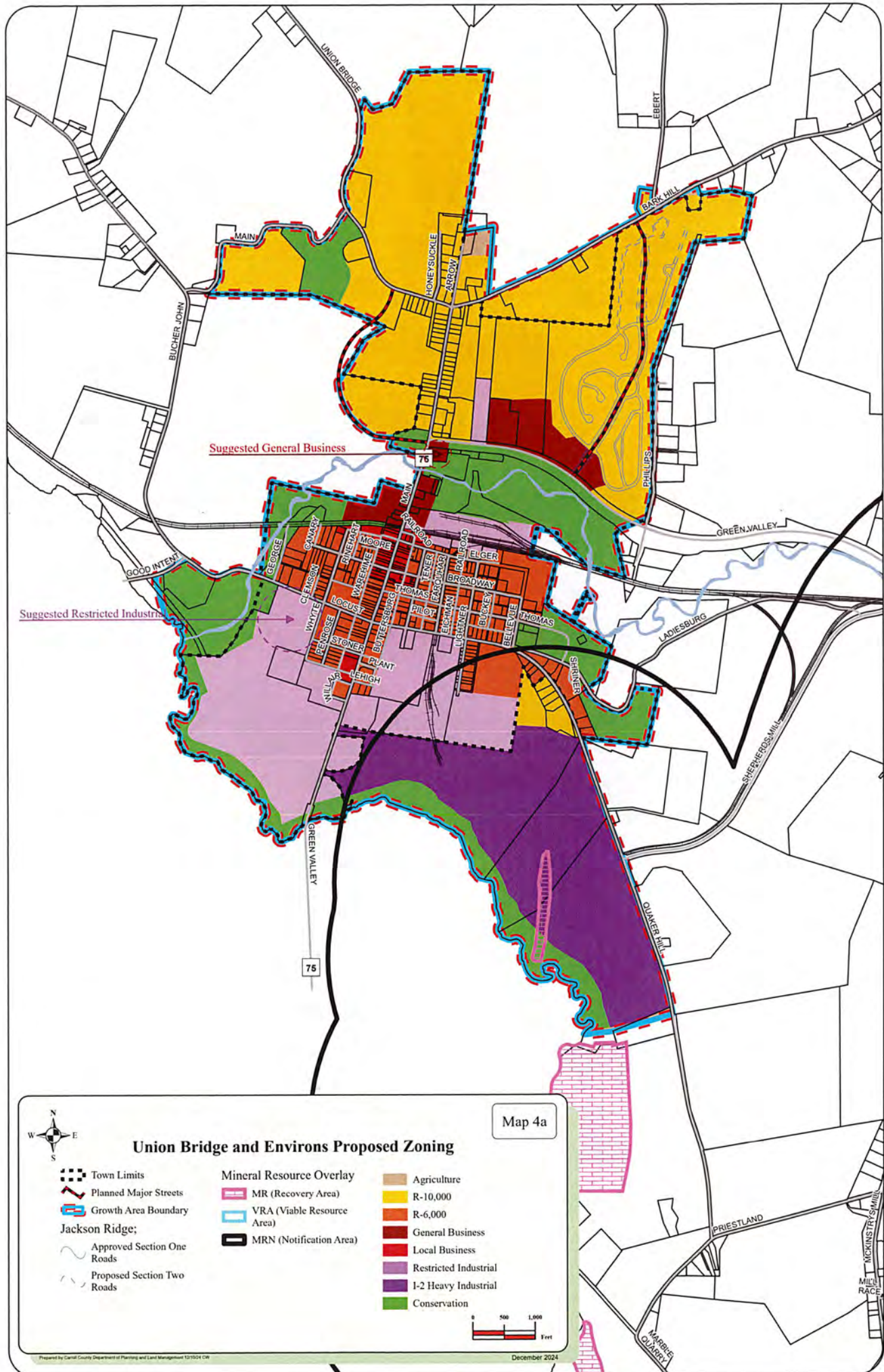
- Commercial
- Industrial
- Agriculture
- Public Use

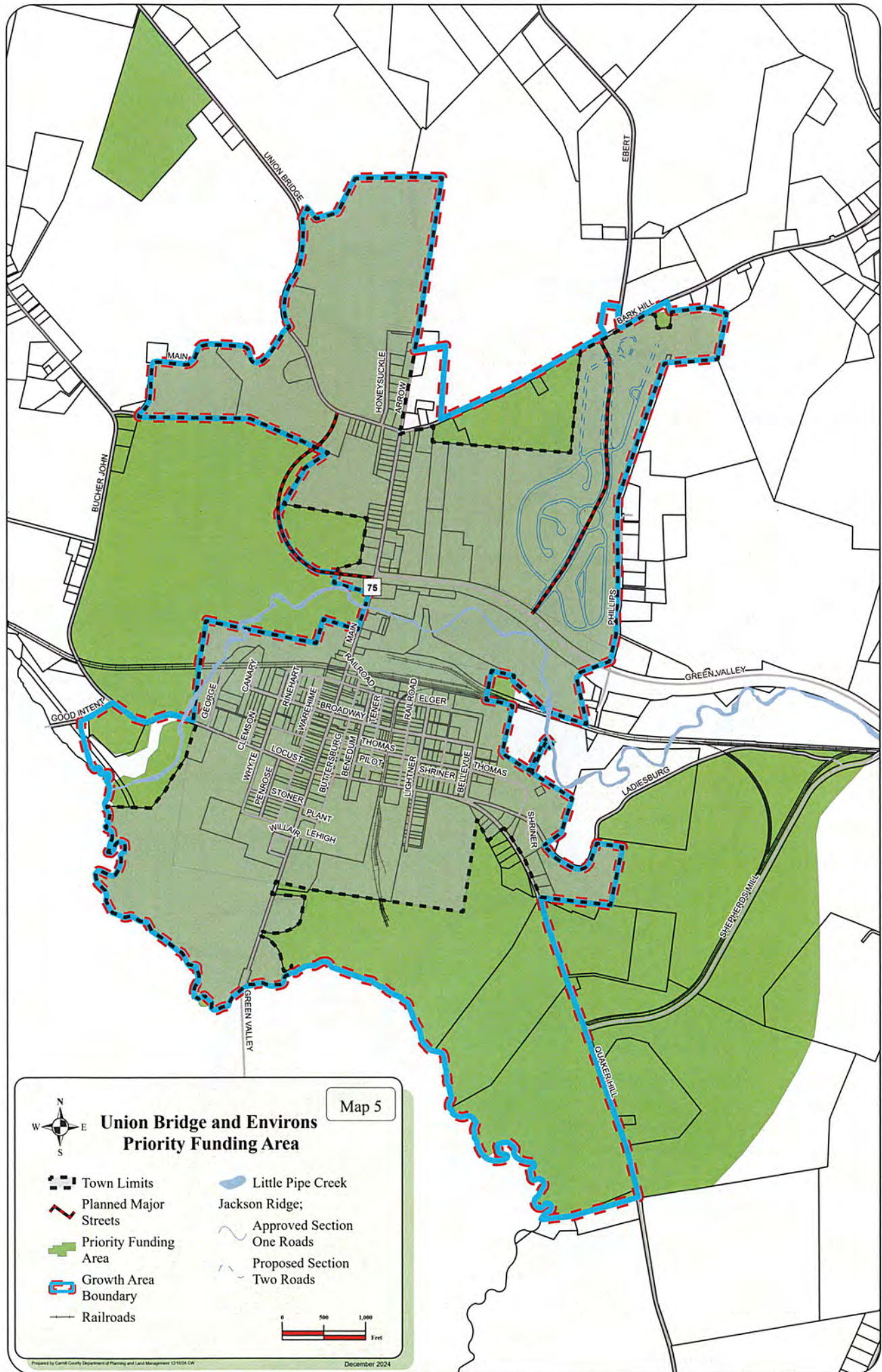
Map 2

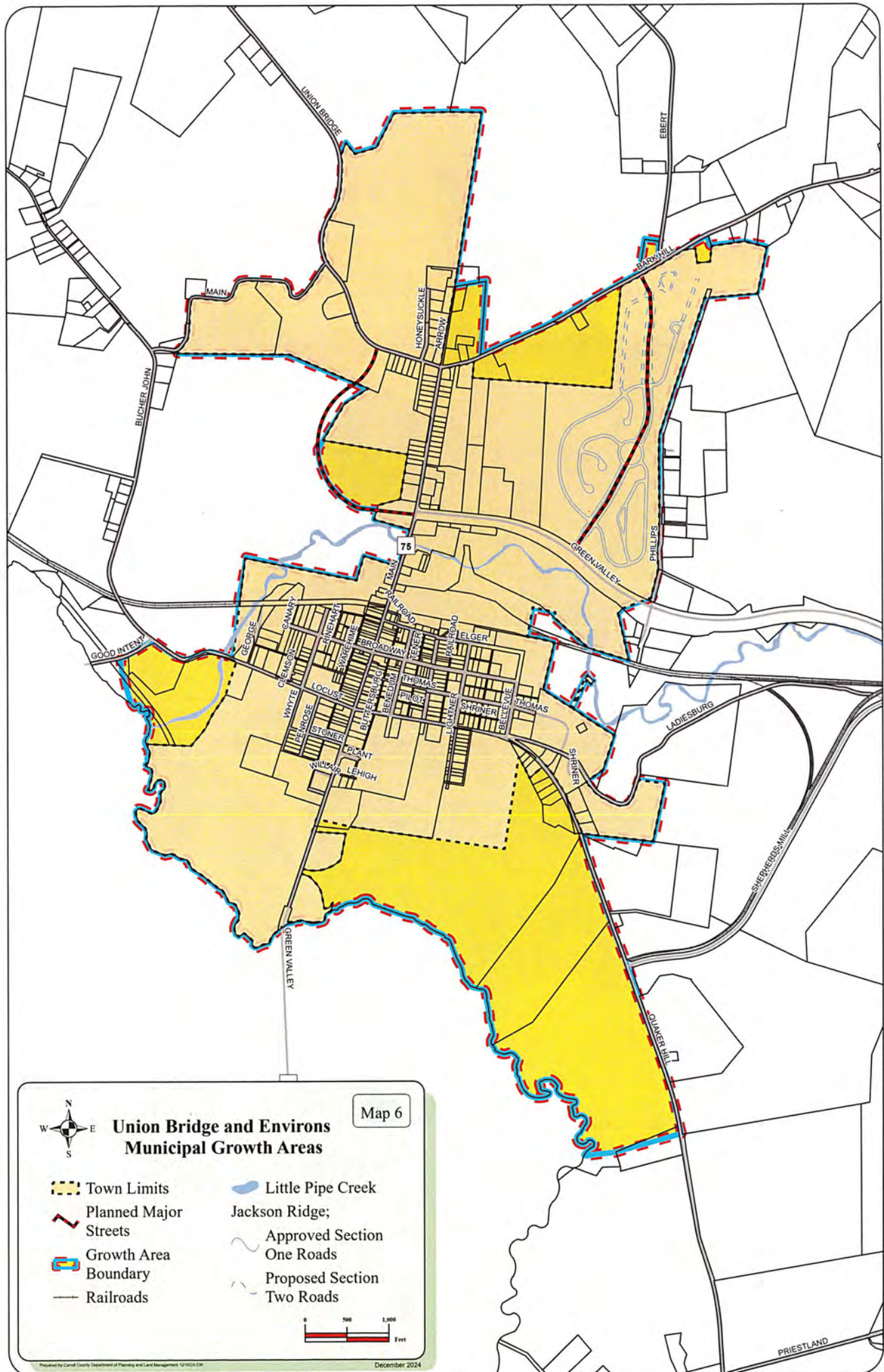


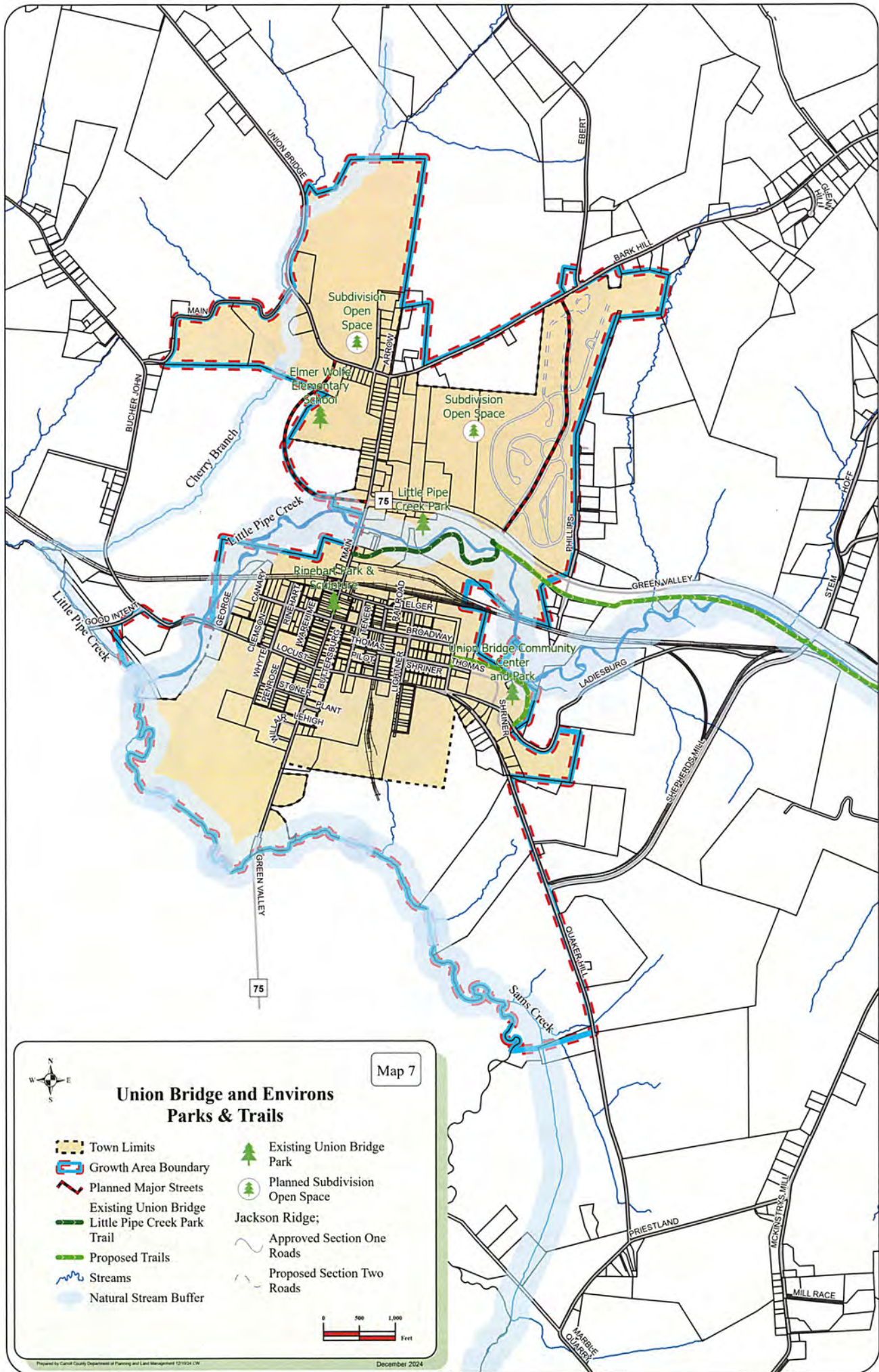


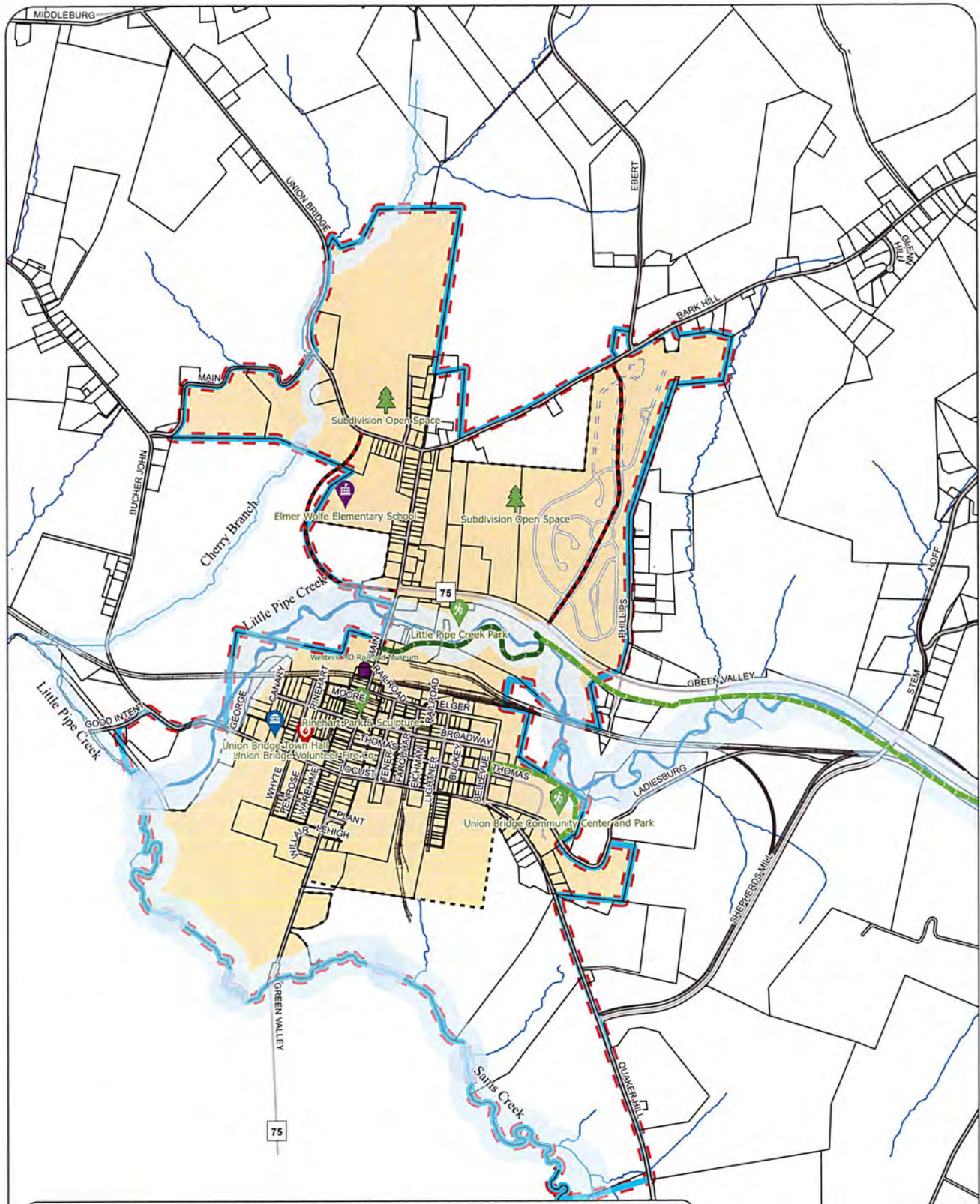












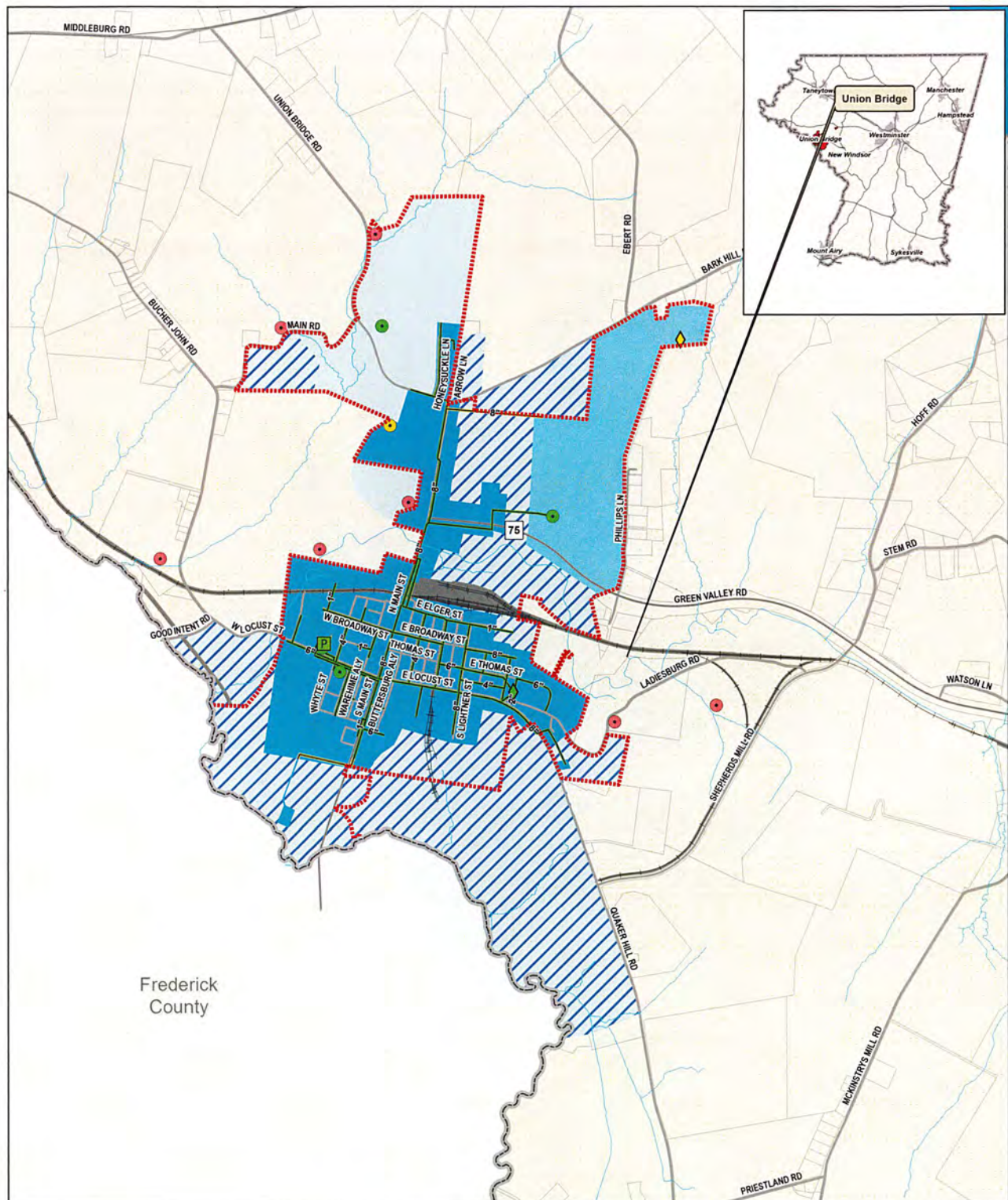
Union Bridge and Environs Community Facilities

Map 8

<ul style="list-style-type: none"> Town Limits Growth Area Boundary Planned Major Streets Schools Existing Union Bridge Parks Town Hall Western MD Railroad Museum 	<ul style="list-style-type: none"> Fire Station Subdivision Open Space Existing Union Bridge Little Pipe Creek Park Trail Proposed Trails Streams 	<ul style="list-style-type: none"> Natural Stream Buffer Jackson Ridge; Approved Section One Roads Proposed Section Two Roads
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Prepared by Carroll County Department of Planning and Land Management 12/10/24 CM

December 2024



Union Bridge Water Service Area Carroll County, Maryland

Water & Sewer Master Plan Fall Update 2024 December 2024

Water Service Categories

- W-1 Existing/Final Planning
- W-3 Priority (0-6 yr)
- W-5 Future (7-10 yr)
- W-6 Long Range Future (10+ yr)
- Recharge Area

Water Facilities

- Existing Well
- Existing Storage Tank
- Existing Pumping Station
- Priority Well
- Priority Storage Tank
- Future Well

Water Distribution Lines

- Existing Line
- Priority Line

General

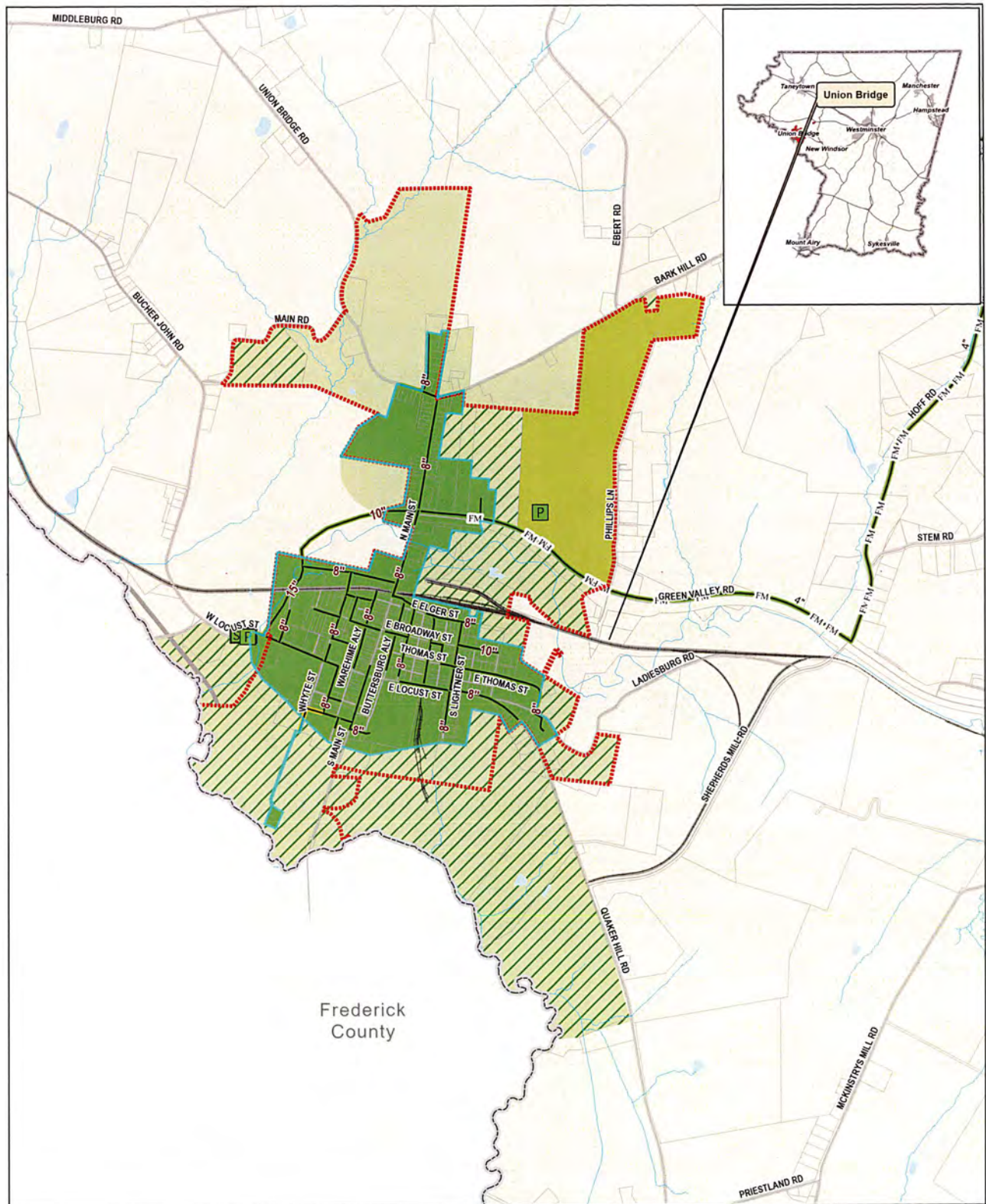
- Stream
- County Border
- Corporate Limit

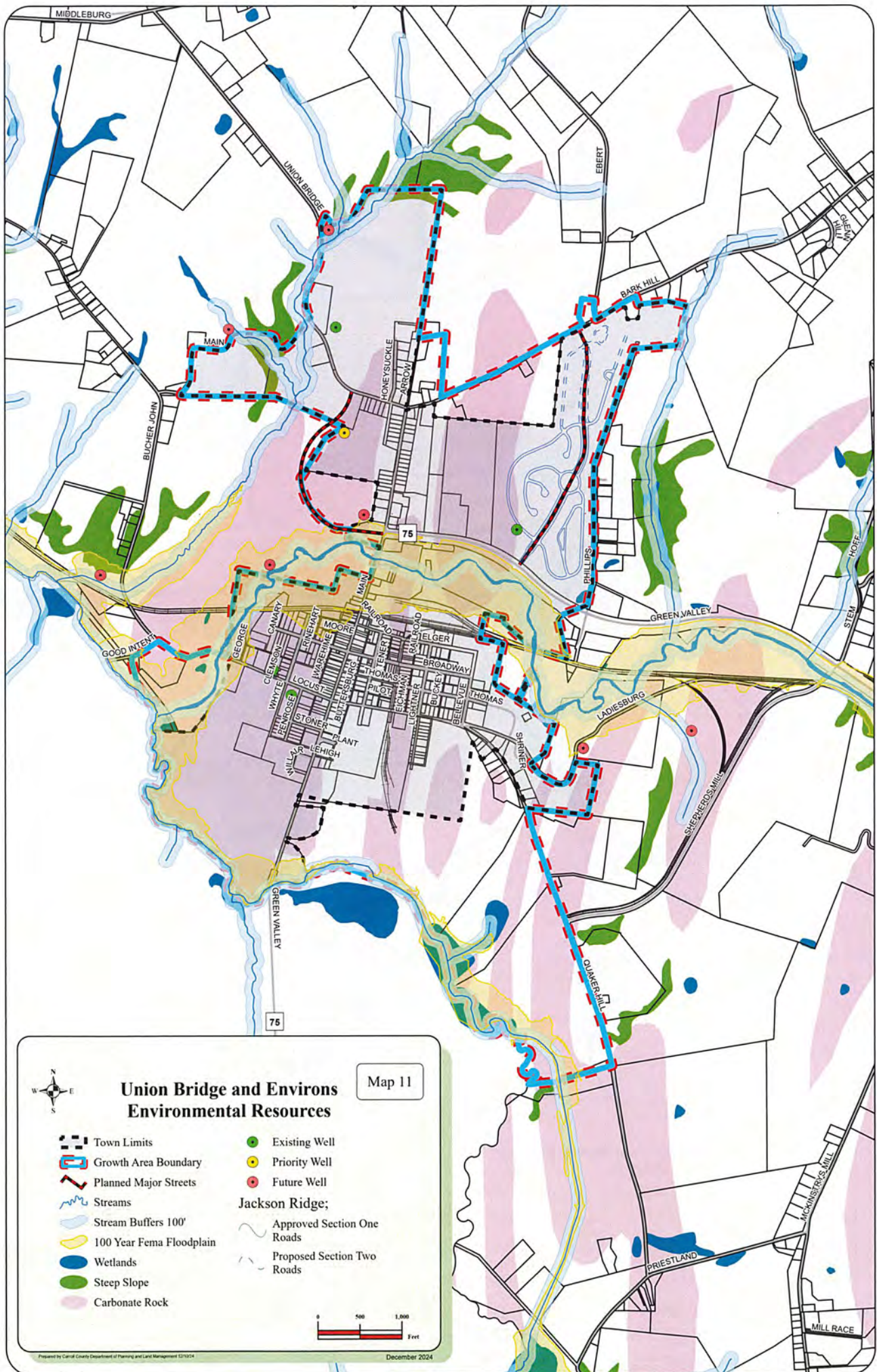
Map 9

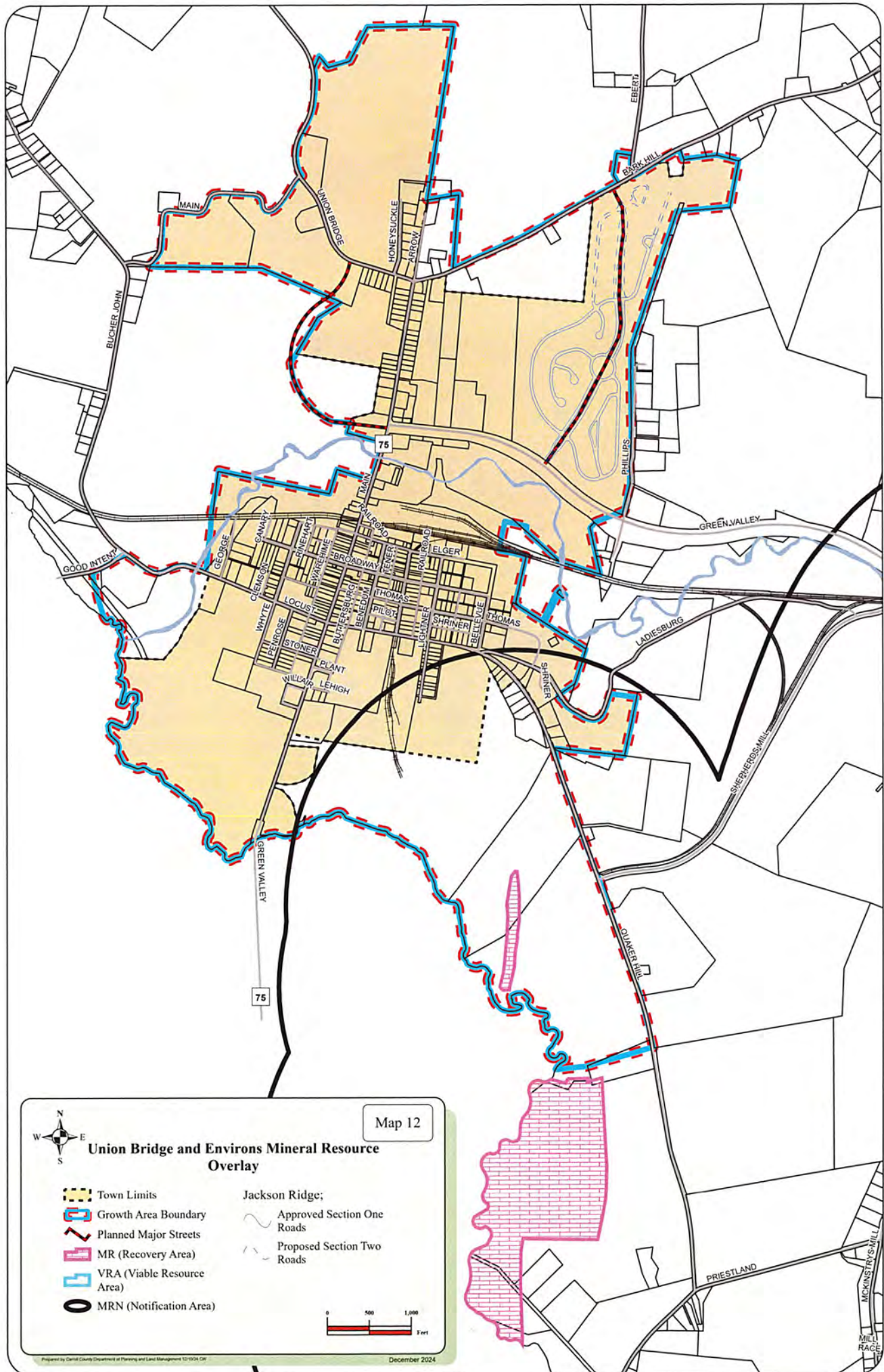
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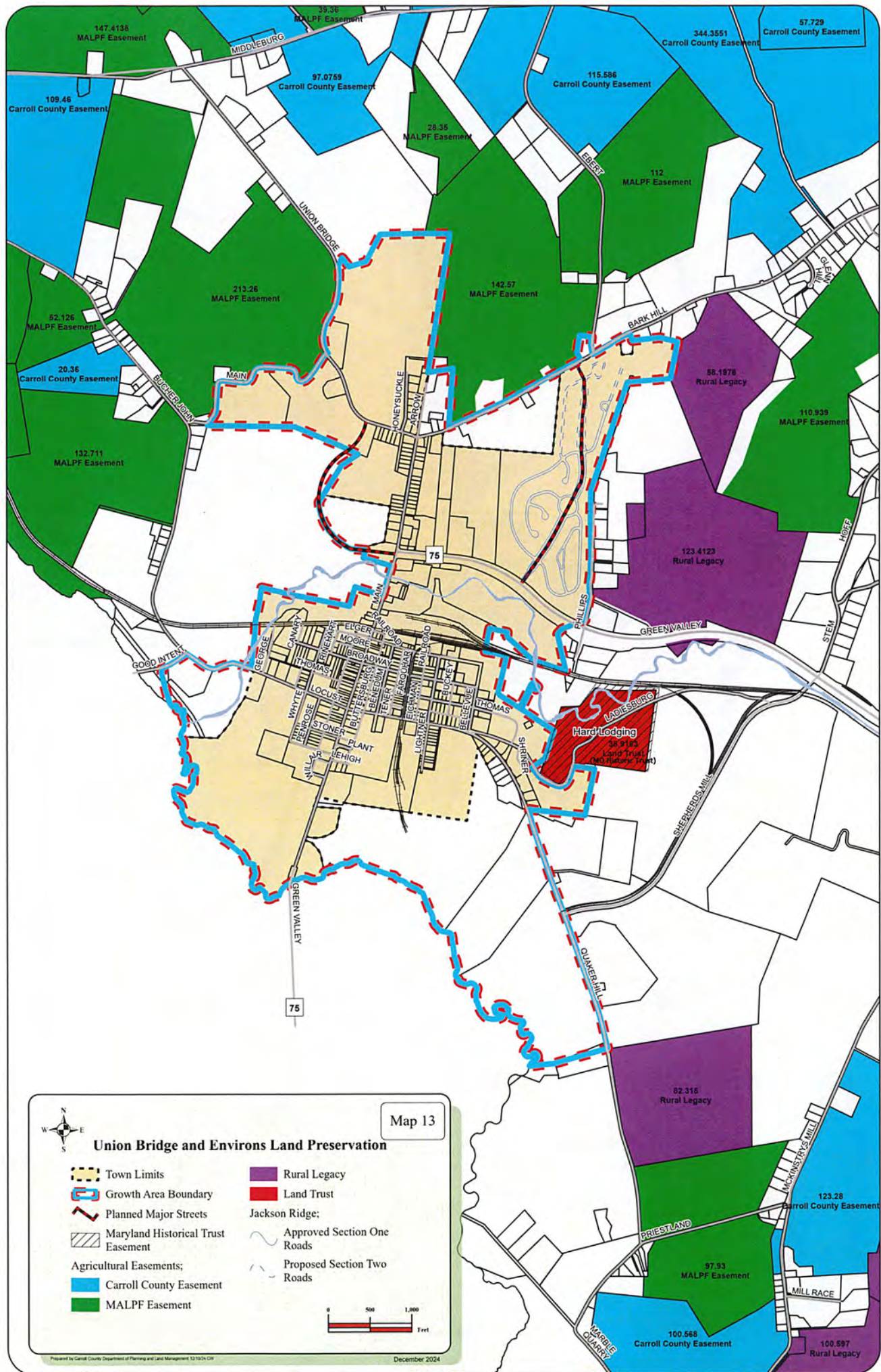


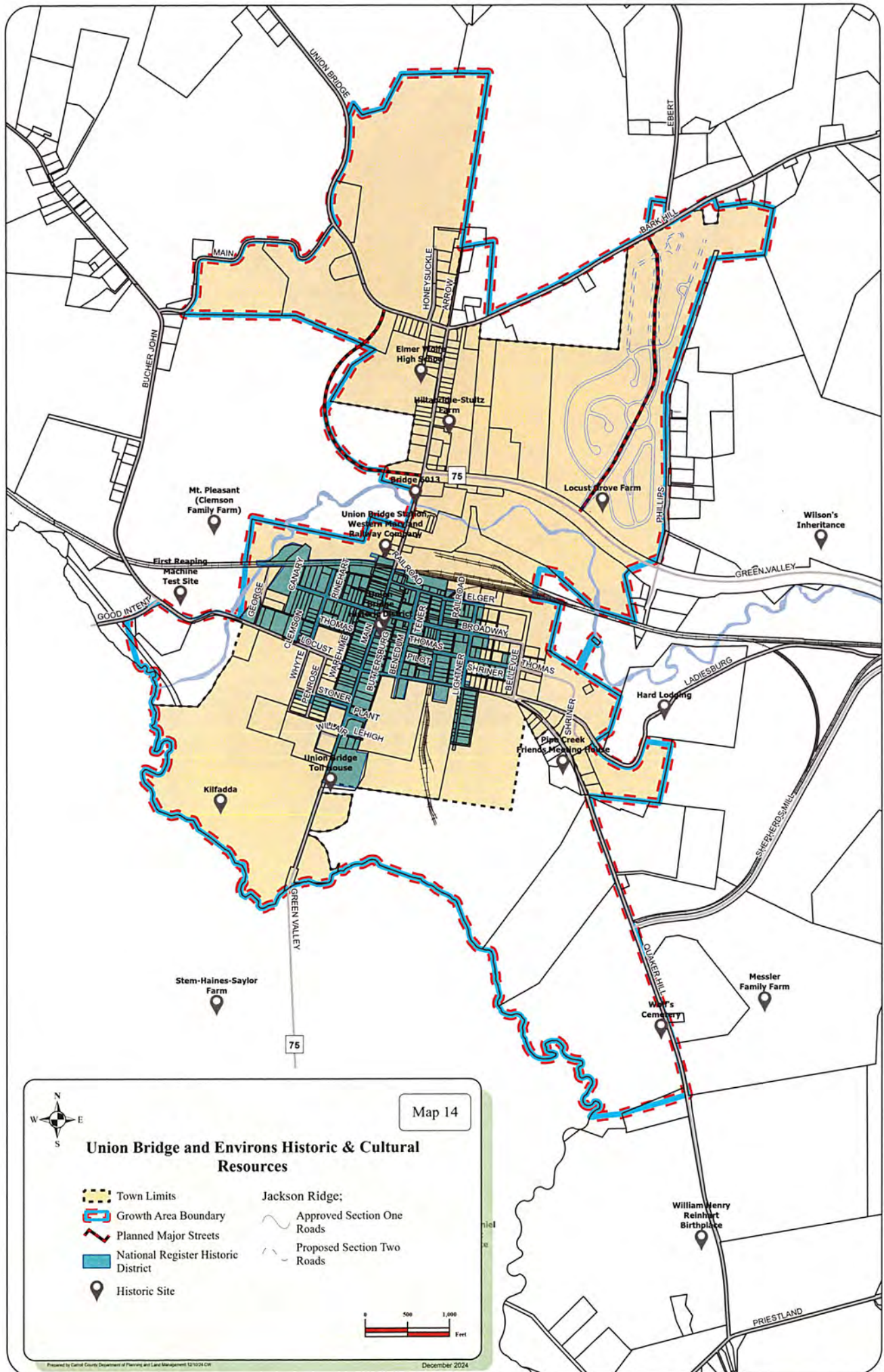
Prepared by the Carroll County Department of Planning and Land Management, 03/2024 (kci)
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The reader should contact appropriate regulating agencies to determine accuracy or suitability of the data for a particular use. *The location of all priority or future facilities and distribution lines are for planning purposes only.









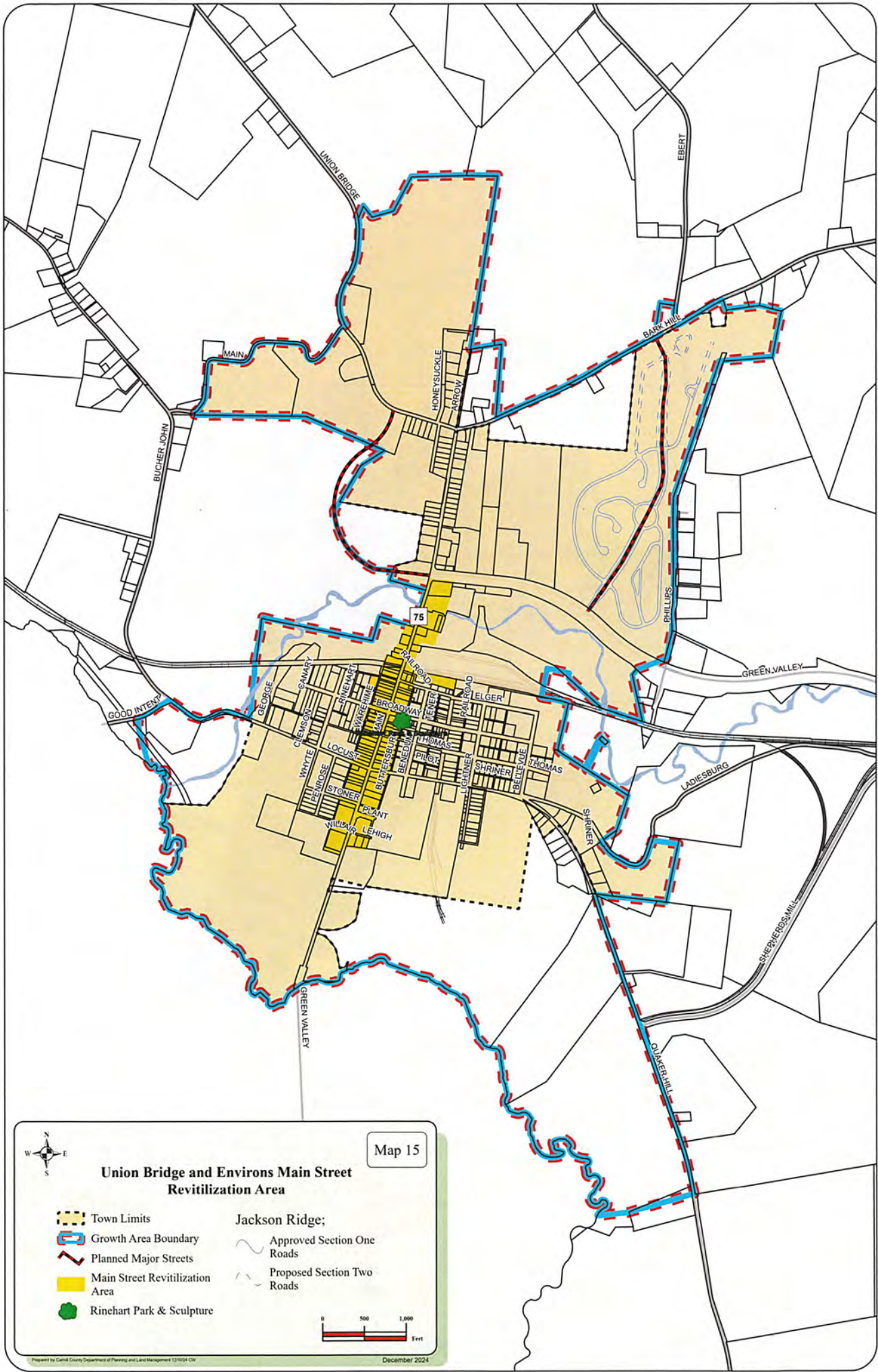


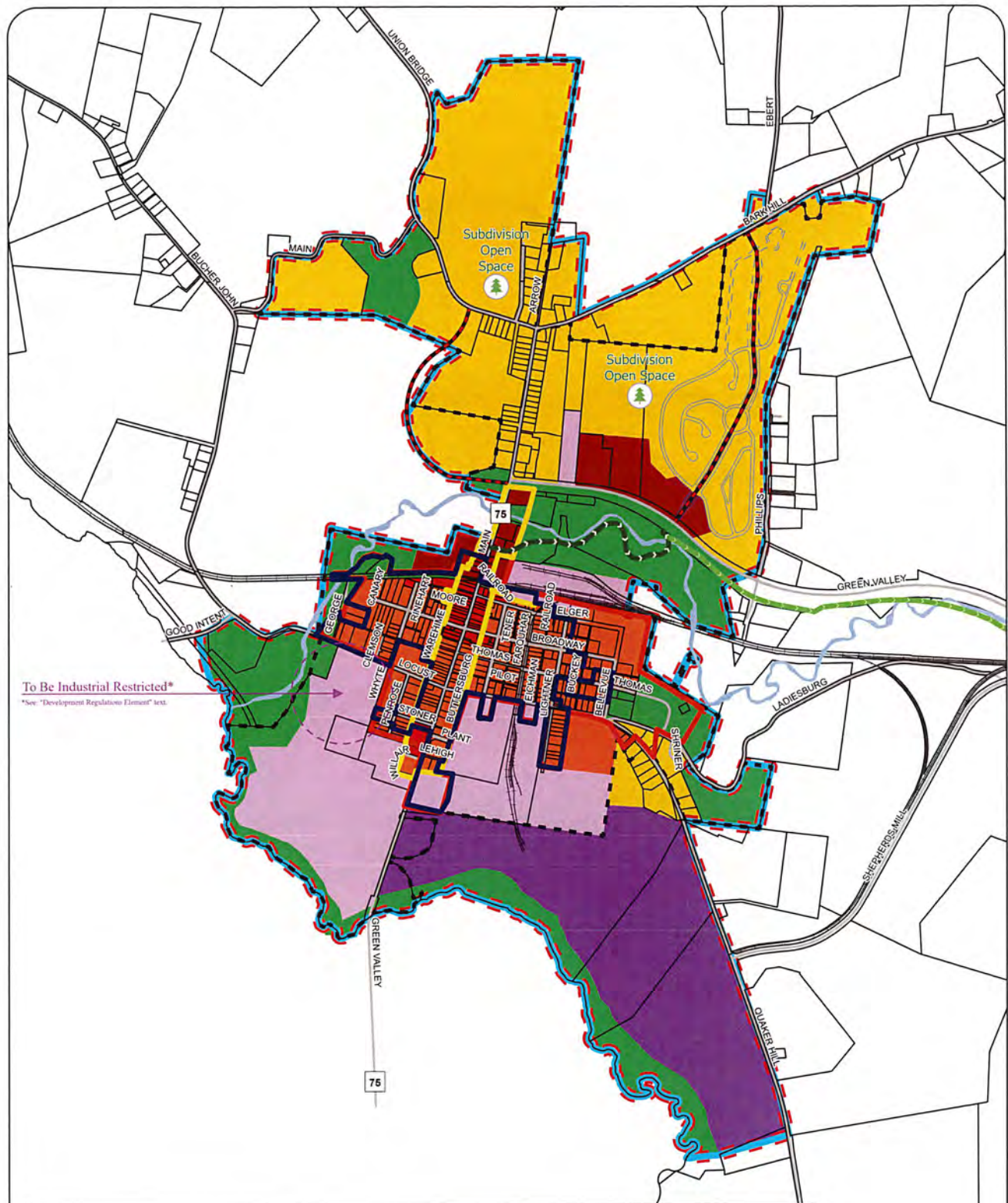
Map 14


Union Bridge and Environs Historic & Cultural Resources

- Town Limits
- Growth Area Boundary
- Planned Major Streets
- National Register Historic District
- Historic Site
- Jackson Ridge;
 - Approved Section One Roads
 - Proposed Section Two Roads



























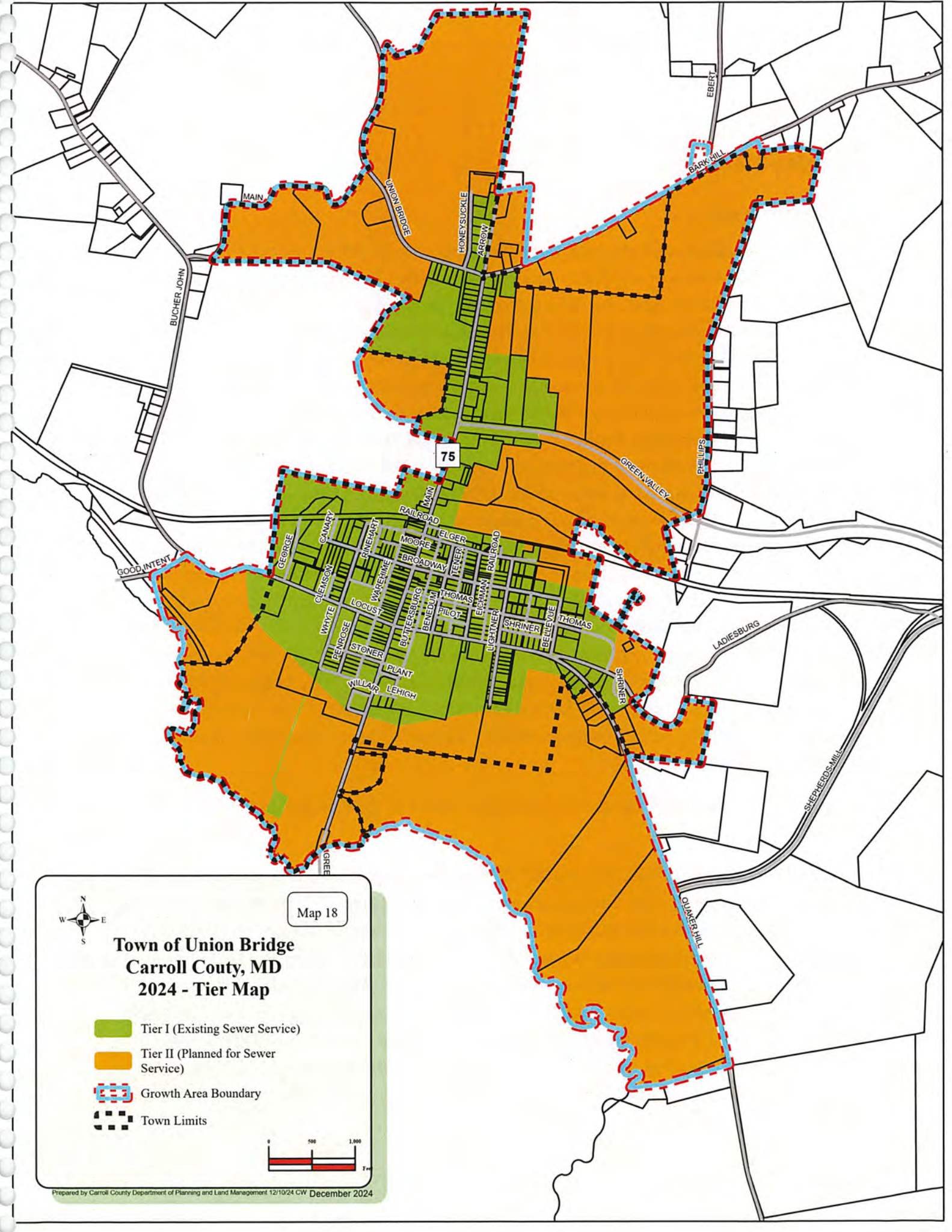


Union Bridge and Environs 2024 Land Use Designations & Comprehensive Plan





Map 16

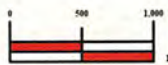
<ul style="list-style-type: none">  Town Limits  Growth Area Boundary  Planned Major Streets  Main Street Revitalization Area  Maryland Designated Revitalization Area  Union Bridge National Register Historic District 	<ul style="list-style-type: none">  Existing Union Bridge Little Pipe Creek Park Trail  Proposed Trail Extension  Planned Subdivision Open Space  Jackson Ridge;  Approved Section One Roads  Proposed Section Two Roads 	<h4 style="margin-top: 0;">Land Use Designation</h4> <ul style="list-style-type: none">  Suburban Residential  Urban Residential  General Business  Local Business  Industrial Restricted  Industrial General  Conservation
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**Town of Union Bridge
Carroll County, MD
2024 - Tier Map**

-  Tier I (Existing Sewer Service)
-  Tier II (Planned for Sewer Service)
-  Growth Area Boundary
-  Town Limits



Housing Element

Historical Context

The State of Maryland has historically looked to its counties to address deficiencies in its housing needs for the poor and disadvantaged. When Carroll County was created by an Act of the General Assembly in 1837, the Act required the first Board of Commissioners to construct a Court House, Jail House and an Alms House. The jail was first completed and then the Court House. In 1852, The Alms House was built on a 307 acre farm just outside the town of Westminster, purchased for the purpose of assisting people in the county who had become seriously ill, destitute or unable to feed their families or had no other place to live. An article written by Mimi Ashcraft that appeared widely and can be found on the Carroll County Genealogical Society web site provides an excellent snap shot of its history from its beginnings to its closure in 1965, when the last six residents were relocated to other appropriate facilities. (Residents over this entire period who resided at the Alms House at the time of the census are listed below the article on this web page). In Ms. Ashcraft's words, ...*"it was a home to some disabled residents, hobos or tramps just for overnight stays, and at times the insane and criminals were housed. It was a true working farm with able bodied residents raising pigs, cows, grain, garden vegetables and the like for their own consumption and for sale if there was excess. Although not entirely self-sustaining, the Alms House did provide much of what was needed to feed its inhabitants. A doctor from the community was available to those needing medical attention. As many as 50 people resided there at a time, woman and children living in the large main brick building and men in a brick dormitory attached to the main house by a covered walkway."*

Today, these buildings are now operated by and are home to the **Carroll County Farm Museum**.

Transitioning from the 19th and into the 20th Century, small municipal towns like Union Bridge were not suited to nor expected to deal governmentally or legislatively with "housing issues" in the market place. Chartered and enabled to deal with basic essential services for its residents involving delivery of potable water through a central public water system replacing individual wells; disposing of sewage through a central public sewerage system replacing individual cesspools, septic tanks and septic systems and treating the sewage at a sewage treatment plant before its discharge; maintaining the town's public streets and its public parks and recreation areas; arranging for garbage collection; providing for street lighting and snow removal, and storm water drainage and management, Union Bridge, a small Town in the Piedmont was thus occupied.

By the 21st Century, providing essential municipal services has become more complex and financially challenging. To name just two: 1.) heightened environmental mandates and standards imposed on municipalities by the Environmental Protection Agency (EPA) and State (MDE), along with scarce or available grant funding from federal and State sources to undertake needed wastewater treatment infrastructure meeting water quality discharge standards; and 2.) State policy regarding ground water appropriation in the Piedmont.

Despite such on-going challenges, and well before the State required a “Housing Element” to be part of a municipal comprehensive plan, in 2003, Union Bridge, working in collaboration with the Episcopal Housing Corporation, secured a CBDG grant in the amount of \$290,000 to provide necessary water and sewer infrastructure in support of 2.2 M in private funding to construct 20 housing units for elderly low and moderate income persons. The Shriner Court Senior Housing Project is Town owned and currently managed by Quantum Management Corporation. Over the last 20 years, it has been well kept since opening in 2004, when rent was \$385/month. Currently, rent is \$650/month. Income limits in 2004 for one person was \$24,000; for two persons \$27,450. Currently, income limits for one person is \$42,600; for two persons \$48,700. Information about this successful project can be found at the Maryland Department of Housing & Community Development (CBDG Project No. MD-03-CD -13). The Town established **Shriner Court** as a PILOT (payment in lieu of taxes) project by Resolution No. 05-03. The project is named after Thelma Shriner, who gave 2.5 acres of her land to the Episcopal Diocese of Maryland who thereafter transferred the property to the Episcopal Housing Corporation upon conception of the project. The Corporation oversaw its development during construction and upon completion transferred the property to The Town of Union Bridge.

Current Context

The *Maryland Land Use Article* was amended by the General Assembly and signed into law by the Governor in 2019. New Section 3-114 for Non-Charter Counties and Municipalities requires inclusion of a “**Housing Element**” within comprehensive plans for jurisdictions developing a new or updating a comprehensive plan after June 1, 2020. This amendment set forth definitions of certain words and phrases, and linked to words and phrases defined in the *Housing and Community Development Article* at Section 4-1801; e.g., “**affirming further fair housing**”, “**area median income**”, and “**workforce housing**”. The latter phrase includes a subsection defining the word “**affordable**” as “*housing costs[that] do not exceed 30% of household income*” and a subsection defining “**housing costs**” as “*rent for a rental housing unit [or] a mortgage principal and interest, real property taxes and insurance for a housing unit that is for sale*”.

The required **Housing Element** is to “address the need for ‘affordable housing’ including workforce housing and low income housing”, and pursuant to Subsection (d) (2) “include an assessment of fair housing”. However Subsection (d)(4) provides that Subsections (d)(1,2 &3) “do not require a local jurisdiction to take a specific action to affirmatively further fair housing”

Today, Union Bridge faces a major constraint to its desire and vision for healthy and well managed growth within the Town—its sustainability. While currently designated a “sustainable community” by the Maryland Department of Housing & Community Development, the constraint is “lack of sewage capacity”. In short, there are less than 30 taps remaining. The WWTP built, in 1962, is nearly out of capacity and MDE has determined additional capacity can only be provided in the form a new WWTP. Aside from the plant’s age, it was built in a flood plain (Little Pipe Creek) and it took a beating in both Hurricane Agnes (1972) and Eloise (1975).

A Preliminary Engineering Report on the most feasible option for the design of a new plant is now before MDE for final approval. However, the matter of funding and construction cost of the final design remains to be determined—particularly for the apportioned (capital) capacity costs to existing users in a new plant—i.e. “user affordability cost”. Likewise projected O & M costs remain to be determined; again, “user affordability cost.”

Implications:

As a result, the Town is inherently bound to the challenge of first alleviating a constraint to its future sustainability before it can be in a position to consider participation in programs involving affordable housing. In the meantime, it could be expected the **County Housing Study** underway may confirm what would seem to be apparent; i.e. existing housing stock (rent or purchase) in The Town of Union Bridge may be more affordable than in other municipalities in Carroll County. In any event, due to the timing of this Plan Amendment, at such time as the “sewage capacity” challenge has been resolved and the County Housing Study is available for review and consideration, only then would the Town be in a position to meaningfully update the “Housing Element” to reflect current housing conditions, address needs of affordability for low income and work force households and recommend ways and means to further fair housing goals in Union Bridge.

The chart on the following page affords some current insight as to the significant percentage of renter occupied housing units. The correlation between rental costs (which includes user costs for public water and sewer services), as well as age and income levels of the inhabitants of Union Bridge will be part of the equation and outcome involving the Town’s future sustainability. In that connection, MDP notes Union Bridge’s 2022 median household income of \$69,609 would be considered low income as it’s less than 60% of average median income (AMI).

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
Occupied housing units	390	87.8%
Vacant housing units	54	12.2%
For rent	23	5.2%
Rented, not occupied	0	0.0%
For sale only	12	2.7%
Sold, not occupied	3	0.7%
For seasonal, recreational, or occasional use	0	0.0%
All other vacants	16	3.6%
VACANCY RATES		
Homeowner vacancy rate (percent) [4]	5.2	(X)
Rental vacancy rate (percent) [5]	11.8	(X)
HOUSING TYPE		
Occupied housing units	390	100.0%
Owner-occupied housing units	218	55.9%
Renter-occupied housing units	172	44.1%

data.census.gov | Measuring America's People, Places, and Economy

The above chart indicates the existence of 444 total housing units in Union Bridge, at the time of the 2020 Census, of which 87.8% or 390 were occupied, while the balance of 54 housing units or 12.2% were vacant. Of the "vacant housing units", 23 were for rent, 12 were for sale, 3 had been sold but not (yet) occupied, and 16 comprised what the census calls "All other vacants". Given these numbers for the existing vacant housing stock, there are housing units available to rent and vacant housing units for sale. As to the number of "owner occupied" vs. the number of "renter occupied" housing units, it can be seen that renter occupied at 44%, is a significant percentage of the total occupied housing units.

Demographics: 2024 Plan Update

A look back

Given the extensive amount of data available from the 2020 U.S. Census, the primary focus here is on data which may be of significance and instructive for updating the Town Plan going forward in the immediate, short range (and to the extent possible) long range future.

So as not to discount or overlook where the Town came from at its beginning, it was a place the Susquehannock Indians called “Aboochken”, which English settlers during the Revolutionary War Period later translated to “Pipe Creek Settlement”. It was a place that eventually came to be known as the village of Buttersburg-- until a wagon road bridge that could accommodate surreys was built across (Little) Pipe Creek circa 1814, replacing a footbridge built by Peter Benedum-- a farmer who had constructed it at his own cost and which remained as a monument to his skill, lasting for more than half a century despite ravages of flood and time. This wagon road bridge was called “Union Bridge” by residents as it connected two settlements working together on either side of the Creek to make it happen.

The Table that follows, shows that two years *before* the Town received its municipal charter from the Maryland General Assembly in 1872, the 1870 U.S. Census reported **323** persons in the village. By 1880, the population had grown to **570**, a 76.5% increase. This upward trend continued through the decade of the 1880's with the 1890 U.S. Census reporting **743** persons, a 30.4% increase. While population declined 10.8% in the 1890's to **663** people, it grew steadily from 1900 to 1920, reaching a peak of **1,082** at the time of the 1920 Census, (a 21.3% increase from 1900 to 1910, and 34.6% from 1910 to 1920). By 1930, following the stock market crash of 1929 the population had decreased 20.3% to **862** and continued to decrease another 3.6% during the Depression years of the 1930's to **831** reported by the 1940 Census. Little change occurred between 1940 and 1960, however the decade of the 1960's saw a growth increase of 8.5% and the population at 904 by the 1970 Census; and it continued to grow modestly during the 1970's by 2.5% to **927** at the 1980 Census. The 1980's saw a slight decrease in population of 1.8% to **910** at the 1990 Census. By the turn of the century, the 2000 Census reported **989**, as a result of an 8.7% increase during the 1990's. Since then the population has decreased for the last two decades, 1.4% between 2000 and 2010 to **975** and 4% between 2010 and 2020 to **936**.

U.S. Census: Union Bridge, Maryland

1870 –2020

<u>Year</u>	<u>Population</u>	<u>% + -</u>
1870	323	--
1880	570	76.5%
1890	743	30.4%
1900	663	-10.8%
1910	804	21.3%
1920	1,082	34.6%
1930	862	-20.3%
1940	831	-3.6%
1950	840	1.1%
1960	833	-0.8%
1970	904	8.5%
1980	927	2.5%
1990	910	-1.8%
2000	989	8.7%
2010	975	-1.4%
<u>2020</u>	<u>936</u>	<u>-4.0%</u>

U.S. Decennial Census

2020 U. S. Census
of population in
Carroll County, Maryland Towns

<u>Town</u>	<u>2020</u>	<u>2010</u>	<u>Change</u>	<u>% Change</u>
Westminster (City)	20,126	18,590	1,536	8.3%
Mount Airy	9,654	9,288	366	3.9%
Taneytown (City)	7,234	6,728	506	7.5%
Hampstead	6,241	6,323	(-82)	(-1.3%)
Manchester	5,408	4,408	600	12.5%
Sykesville	4,316	4,436	(-120)	(-2.7%)
New Windsor	1,441	1,396	45	3.2%
Union Bridge	936	975	(-39)	(-4.0%)

A look ahead

Throughout the above time frame including the past four years of this current decade (154 years), events and circumstances have influenced the fluctuation of the Town's population; e.g. the birth rate; arrival or departure of industry and commerce; the economy, foreign relations, infrastructure and the like. But for Union Bridge, the **current** lack of sewerage capacity to enable accommodation of desirable growth by plan and design, and the ability to provide this ***needed capacity will be the overriding circumstance affecting the Town's sustainability***. Until the necessary infrastructure (a new waste water treatment plant) can be financially arranged, constructed and become operational, the Town's population will likely remain static, or continue to decrease. A Preliminary Engineering Report for the construction of a new WWTP is currently before the Maryland Department of Environment awaiting final approval. The Town has an Option to Purchase Agreement for the WWTP site. Apportioned funding arrangements remain to be determined following project approval, and the outcome will have major implications on the future of The Town of Union Bridge. As the Maryland Planning Department reiterated in their letter of May 10, 2013 to Mayor Jones, "the amount of land already within the Town is sufficient to accommodate MDP's population projections for the Town". The letter goes on to point to out what the focus needs to be on—the most important of which is infrastructure upgrade (WWTP). This Plan Amendment, recognizes that fact, i.e. there is ample area within the Town for staged orderly development; a significant portion of which has had preliminary plan approval since May 2006, but without public (State and/or federal) capital funding assistance required for the current system's users portion of a new WWTP, healthy growth and sustainability are at risk, contrary to State, County and Town visions.

Given the Census figures presented above and before drawing conclusions, it is well to consider that the State of Maryland contains 157 municipalities located in 22 counties, except for Baltimore City which is not within a county but considered to have the same status as a county, and that Baltimore County has no municipalities. It is also well to consider that while Union Bridge is by far the smallest municipality in Carroll County, of the 155 municipalities in Maryland, there currently are 49 municipalities that are smaller than Union Bridge beginning with Port Tobacco Village with a population of 18, Eldorado at 45, Brookview at 48, Eagle Harbor at 67 and Luke at 85. Garrett Park at 996, Willards at 963 and Martin's Additions Village at 946 are currently comparable in 'population size' to Union Bridge; yet remembering Union Bridge 100 years ago, was a Town of 1,082 with a public water system and no sewerage system. Not until 1962 was a public sewerage system constructed in Union Bridge. The Town's WWTP is 62 years old and nearly out of capacity. Located in a floodplain, and having endured Hurricane's Agnes and Eloise, it needs to be replaced.

2020 U. S. Census Union Bridge, Maryland

SEX AND AGE, MEDIAN AGE BY SEX, RACE, RELATIONSHIPS, HOUSEHOLDS BY TYPE

The categories of data which follow from the 2020 Census may present a profile of the Town depending on individual reader interest or perspective. For example, of the total population of 936 people, 180 people or 19.2 % were **15 years old and under**, while 756 or 80.8% were **16 years old and over**; 158 people (65 men and 93 woman) were **65 years old and over** and 16.9 % of the population. In the **85 years old and over** category, 29 people (13 men and 16 woman), represented 3.1% of the Town population.

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
15 to 19 years	24	5.3%
20 to 24 years	27	5.9%
25 to 29 years	44	9.6%
30 to 34 years	40	8.8%
35 to 39 years	33	7.2%
40 to 44 years	26	5.7%
45 to 49 years	24	5.3%
50 to 54 years	21	4.6%
55 to 59 years	22	4.8%
60 to 64 years	41	9.0%
65 to 69 years	22	4.8%
70 to 74 years	17	3.7%
75 to 79 years	7	1.5%
80 to 84 years	6	1.3%
85 years and over	13	2.8%
Selected Age Categories		
16 years and over	361	79.0%
18 years and over	353	77.2%
21 years and over	339	74.2%
62 years and over	89	19.5%
65 years and over	65	14.2%
Female population	479	100.0%
Under 5 years	29	6.1%
5 to 9 years	24	5.0%
10 to 14 years	28	5.8%
15 to 19 years	29	6.1%
20 to 24 years	21	4.4%
25 to 29 years	40	8.4%
30 to 34 years	32	6.7%
35 to 39 years	24	5.0%

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
40 to 44 years	28	5.8%
45 to 49 years	25	5.2%
50 to 54 years	35	7.3%
55 to 59 years	42	8.8%
60 to 64 years	29	6.1%
65 to 69 years	24	5.0%
70 to 74 years	28	5.8%
75 to 79 years	15	3.1%
80 to 84 years	10	2.1%
85 years and over	16	3.3%
Selected Age Categories		
16 years and over	395	82.5%
18 years and over	383	80.0%
21 years and over	369	77.0%
62 years and over	107	22.3%
65 years and over	93	19.4%
MEDIAN AGE BY SEX		
Both sexes	38.6	(X)
Male	35.9	(X)
Female	42.1	(X)
RACE		
Total population	936	100.0%
One Race	878	93.8%
White	810	86.5%
Black or African American	54	5.8%
American Indian and Alaska Native	3	0.3%
Asian	3	0.3%
Native Hawaiian and Other Pacific Islander	0	0.0%

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
Some Other Race	8	0.9%
Two or More Races	58	6.2%
TOTAL RACES TALLIED [1]		
Total races tallied	995	106.3%
White alone or in combination with one or more other races	867	92.6%
Black or African American alone or in combination with one or more other races	71	7.6%
American Indian and Alaska Native alone or in combination with one or more other races	22	2.4%
Asian alone or in combination with one or more other races	6	0.6%
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	2	0.2%
Some Other Race alone or in combination with one or more other races	27	2.9%
HISPANIC OR LATINO		
Total population	936	100.0%
Hispanic or Latino (of any race)	32	3.4%
Not Hispanic or Latino	904	96.6%
HISPANIC OR LATINO BY RACE		
Total population	936	100.0%
Hispanic or Latino	32	3.4%
White alone	10	1.1%
Black or African American alone	2	0.2%

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
American Indian and Alaska Native alone	3	0.3%
Asian alone	0	0.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some Other Race alone	4	0.4%
Two or More Races	13	1.4%
Not Hispanic or Latino	904	96.6%
White alone	800	85.5%
Black or African American alone	52	5.6%
American Indian and Alaska Native alone	0	0.0%
Asian alone	3	0.3%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some Other Race alone	4	0.4%
Two or More Races	45	4.8%
RELATIONSHIP		
Total population	936	100.0%
In households	936	100.0%
Householder	380	40.6%
Opposite-sex spouse	135	14.4%
Same-sex spouse	6	0.6%
Opposite-sex unmarried partner	62	6.6%
Same-sex unmarried partner	1	0.1%
Child [2]	254	27.1%
Under 18 years	166	17.7%
Grandchild	30	3.2%
Under 18 years	21	2.2%
Other relatives	34	3.6%

Table: DECENNIALDP2020.DP1

2020 Census	Union Bridge town, Maryland	
Label	Count	Percent
Nonrelatives	34	3.6%
In group quarters	0	0.0%
Institutionalized population:	0	0.0%
Male	0	0.0%
Female	0	0.0%
Noninstitutionalized population:	0	0.0%
Male	0	0.0%
Female	0	0.0%
HOUSEHOLDS BY TYPE		
Total households	390	100.0%
Married couple household	142	36.4%
With own children under 18 [3]	49	12.6%
Cohabiting couple household	60	15.4%
With own children under 18 [3]	26	6.7%
Male householder, no spouse or partner present:	82	21.0%
Living alone	56	14.4%
65 years and over	18	4.6%
With own children under 18 [3]	7	1.8%
Female householder, no spouse or partner present:	106	27.2%
Living alone	60	15.4%
65 years and over	39	10.0%
With own children under 18 [3]	19	4.9%
Households with individuals under 18 years	126	32.3%
Households with individuals 65 years and over	131	33.6%
HOUSING OCCUPANCY		
Total housing units	444	100.0%

Demographics: 2024 Plan (continued)

Public School Facilities

As a result of the closing of New Windsor Middle School* in 2016 due to re-districting, public school students in Union Bridge currently attend the following:

<u>Schools</u>	<u>Current Enrollment</u>
<u>Elmer Wolf Elementary School</u> , located in Union Bridge	464 students
<u>Northwest Middle School</u> , located in Taneytown	654 students
<u>Frances Scott Key High School</u> , located in Uniontown	904 students

* New Windsor Middle School was subsequently sold by the County and is currently operating as a private school.

Historical/Cultural Resources

Chapter 11 of the 2008 Plan, as amended, provides significant information on this subject as it relates to the Town. With respect to Heritage Tourism, the Mayor & Council of Union Bridge passed **Resolution (#07-06)** amending the Town's Plan in 2006 to incorporate their portions of the **Heart of the Civil War Heritage Area Management Plan** that apply to the Town; which in turn, was incorporated by reference into the 2008 Plan update. This 2024 Plan update likewise references the continued existence of same in the Town's 2024 Plan Amendment for the purpose of maintaining grant eligibility under **Maryland's Heritage Preservation & Tourism Area Program**.

Maryland's Visions and Carroll County's Vision and Master Plan Goals

Maryland's eight original visions from 1992, and referenced in Union Bridge's 2008 Plan, were replaced by the State in 2009 with twelve (12) new visions, which are affirmed and made a part of this 2024 Plan Amendment, attached as **Appendix No. 1**. Carroll County's 2014 Vision Statement and 15 Master Plan Goals are likewise affirmed and made a part of this 2024 Plan amendment, attached as **Appendix No. 2**.

The Town of Union Bridge Visions and Goals

Are, as set forth in the 2008 Plan, as amended, and remain the same.

APPENDIX 1.

THE MARYLAND VISIONS

1. **Quality of life and sustainability:** a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;
2. **Public participation:** citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;
3. **Growth areas:** growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;
4. **Community design:** compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources;
5. **Infrastructure:** growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;
6. **Transportation:** a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;
7. **Housing:** a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;
8. **Economic development:** economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the state's natural resources, public services, and public facilities are encouraged;
9. **Environmental protection:** land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;
10. **Resource conservation:** waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;
11. **Stewardship:** government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and
12. **Implementation:** strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these Visions.

CARROLL COUNTY VISION STATEMENT AND GOALS APPENDIX 2

Carroll County is a great place to live, work, and play. The County conserves and promotes its unique rural agricultural heritage, protects its environmental resources, and promotes a balanced approach to new development and economic opportunities consistent with the fabric of its communities. Carroll County values, and citizens' unalienable rights of life, liberty, and property, are respected, protected, and sustained.

Goal 1: Promote communication and coordination between and among the County, the municipalities, and state and regional jurisdictions on projects and issues of mutual concern. Encourage the involvement of the community in developing, amending, and implementing the Master Plan.

Goal 2: Ensure respect for unalienable individual rights; encourage community involvement in planning in an open two-way communication process; encourage the involvement of the community in planning and implementing the Master Plan; provide participants with a balanced perspective on planning goals while promoting the need to respect private property rights; and accurately advise participants of the tradeoffs between various forms of development based on real-world effects.

Goal 3: Protect and enhance the water quality of Carroll County's rivers, streams, reservoirs, and aquifers; comply with applicable state and federal requirements related to water quality and quantity; and maintain and protect adequate water supplies to serve current and planned development.

Goal 4: To the extent feasible, provide adequate and appropriate Community Investment Plan funds to support public facilities and services. Provide an affordable, coordinated, and comprehensive system of community educational opportunities, facilities, and resources, including schools and libraries, which enhance our communities.

Goal 5: Provide a safe and functional intra-County transportation system that promotes access and mobility for people and goods through a variety of transportation modes.

Goal 6: Encourage a range of housing types, density, and affordability.

Goal 7: Preserve at least 100,000 acres of agricultural land to support the production of agricultural products and promotion of related agribusiness.

Goal 8: Preserve 80 percent of undeveloped land in the Priority Preservation Area, as adopted by the Board of County Commissioners.

Goal 9: Provide an affordable, coordinated and comprehensive system of public and private parks, recreational facilities and programs, and open space that will enhance our communities.

Goal 10: Preserve the county's historic, cultural, scenic, and architectural heritage.

Goal 11: Protect, maintain, and restore, where feasible, the environmental resources and natural ecosystems in the County by promoting land use practices that are in balance with, and minimize the effects on the natural environment, subject to appropriate cost/benefit analysis.

Goal 12: Protect certain mineral resources of current and future economic importance from preemptive land uses and to ensure availability for recovery in a manner that minimizes impacts to surrounding areas; and for reclamation purposes, assure recovery to an environmentally sensitive, aesthetically pleasing condition.

Goal 13: Promote a healthy economy and additional employment opportunities by: (a) supporting the retention and expansion of existing businesses including agribusiness through sensible land use policies; (b) focusing on development and redevelopment of existing vacant and underutilized commercial and industrial properties; (c) providing land appropriately located and zoned for a variety of types and intensities of new economic development activities; and (d) maintaining a desirable balance between economic development and residential development.

Goal 14: Facilitate a development pattern that remains consistent with the fabric of our communities, is in harmony with the surrounding built and natural environments, encourages community interaction and, in rural areas, preserves the County's rural character.

Goal 15: Pursue policies that facilitate development in appropriate areas, including the Designated Growth Areas, thereby protecting and conserving agricultural and environmental resources, preserving open space, and providing public facilities and services efficiently and cost-effectively.

Development Regulations Implementation Element

2024 Plan Amendment

The 2008 Plan, as amended, notes several existing adopted ordinances and other regulations affecting the manner in which development occurs within Town, e.g., Sediment Control, Forestation, Life Safety Code, Stormwater Management, Floodplain Management, Water Resource protection, Landscaping, Zoning, Subdivision and Site Plan Review.

Land Use Designation Changes

The 2024 Plan Amendment includes two Land Use Designation changes on the ***Land Use Designations & Comprehensive Plan Map (Map No. 16)***:

1. The Vintage Restorations (improved) property located at the junction of Md. Rte. 75 and N. Main Street at the southeast corner, is being removed from the ***Conservation District Designation*** and included within the ***General Business District Designation***, and
2. A portion of Citizens UB Solar, LLC property located adjoining the north side of Potomac Edison Carroll Substation, west side of Whyte Street and south side of West Locust Street is to be re-designated from ***Urban Residential*** to ***Industrial Restricted Designation***.

Corresponding Comprehensive Zoning (map) Implementation:

Regarding item **No. 1.** above, the Planning Commission approves and recommends the zoning for this parcel be made ***"B-G" General Business District*** consistent with the Plan Amendment, thereby making it part of the "B-G" General Business District along N. Main Street.

Regarding item **No. 2.** above, the Planning Commission approves and recommends the zoning for this portion of land be made ***"I-R" Restricted Industrial District*** at such time as the Town has exercised its recorded option to purchase land for utility and other purposes, which involves the above described portion of land.

Development Regulations Implementation Element

2024 Plan Amendment (continued)

Comprehensive Zoning CODE Amendment (s):

Item 1. Section 4.3 Nonconforming uses:

For clarification purposes: **subsection: (b)** Structural alterations of a building or structure, or the use of a parcel, lot or tract of land which does not conform to the provisions of this ordinance shall be allowed (~~strike "only"~~) if: (~~insert~~) **1)** the building or structure to be altered, or the parcel, lot or tract of land to be used (~~strike: "shall be" and insert~~) **is** made to conform with the zoning district in which it is located; (~~strike: "however" and insert~~) **or (2)** upon application,, the Board may approve the structural alteration of a building or structure, or the use of a parcel, lot or tract of land which is not in conformance with the provisions of this Ordinance., subject to the provisions of Article 16, Section 16.6.

For clarification purposes: **subsection (e)**: No building, structure or premises where a nonconforming uses has ceased for one (1) year or more shall thereafter be used except in conformance with (~~strike "the Zoning Ordinance"~~ and insert) **Section 4.3 Nonconforming uses.**

Note: The Code Amendments above are advanced not only to clarify, but to facilitate administration of nonconforming use cases that come before the Board of Zoning Appeals going forward.



